



CITY OF HAYWARD AGENDA REPORT

Meeting Date 7/08/04
Agenda Item 3

TO: Planning Commission

FROM: Erik J. Pearson, AICP, Associate Planner
Andrew S. Gaber, P.E., Development Review Engineer

SUBJECT: **Zone Change No. PL-2003-0533 & Vesting Tentative Tract Map 7470/PL-2003-0534 –Trumark Companies (Applicant)/ The Domoto Family Partners LP (Owner) – Request to Change the Zoning From Agricultural (A) District to Planned Development (PD) District and Subdivide 5 Acres to Build 46 Homes**

The Project Location Is 26521 Whitman Street (former Domoto Nursery)

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council:

1. Adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Plan prepared pursuant to the California Environmental Quality Act (CEQA) guidelines; and
2. Approve the zone change and the preliminary development plan subject to the attached findings and conditions; and
3. Approve the Vesting Tentative Tract Map application, subject to the attached findings and conditions.

BACKGROUND

Toichi Domoto established a nursery on the project site in 1927. In 1978, the Domoto family reduced the size of the nursery by selling 23 acres, which became the *Fruitwood* residential subdivision. The nursery has been closed for approximately 10 years. The 5-acre site is currently developed with one house constructed in 1950. In staff's opinion, the house has no historic or architectural merit. The remainder of the property is open with many large trees.

DISCUSSION

The applicant has requested to change the zoning of the property from an Agricultural (A) District to a Planned Development (PD) District to allow the subdivision of the 5-acre parcel and construction of 46 homes in a development pattern that varies from the more conventional type of residential development. Detached housing is proposed on parcels ranging from 1,703 square feet to 7,574 square feet. At this time the City has not adopted development standards for small-lot, single-family development by which to assess the project, although it is expected that this matter will be addressed by the Planning Commission and City Council in the fall. The

discussion in the report compares and contrasts the project to conventional single-family and multi-family standards as well as to previously approved small-lot projects.

Since the applicant submitted plans in September 2003, there have been many attempts to create a project that preserves the significant trees, meets the City's development standards, and meeting the developer's goal of providing detached housing and maximizing the density reflected in the General Plan (8.7 to 12 dwelling units per acre). In staff's opinion, the current plans, subject to the recommended conditions of approval, meet these objectives.

General Plan/Neighborhood Plan

The density of the project at 11.9 dwelling units per acre is consistent with the General Plan designation of Limited Medium Density Residential (LMDR) allowing up to 12 dwelling units per net acre. The Whitman-Mocine Neighborhood Plan, adopted by the City Council in 1997, resulted in a change of the General Plan designations on the two nursery sites (Domoto and Sakai) on Whitman Street. Each site was changed from Medium Density Residential, which allows up to 17.4 dwelling units per net acre, to Limited Medium Density Residential (LMDR), which allows up to 12 dwelling units per net acre. The Neighborhood Plan states, "New development should be single-family detached housing, but may use zero lot line design." The Neighborhood Plan also calls for special attention to be given to the design of the Whitman Street frontage and for development applications to be processed under the PD zoning district to allow for maximum flexibility. In 1999 Magnolia Place, now completed, was approved for the site of the former Sakai nursery with an average lot size of 4,400 square feet and a net density of 9.8 units per acre.

In June 2003, the City Council adopted an Inclusionary Housing Ordinance which requires any development of 20 or more units to provide units affordable to low and moderate-income households. Because the ordinance took effect on January 1, 2004 and the application was deemed complete on December 9, 2003, the ordinance does not apply to this project.

Architecture

The proposed project consists of four housing plans ranging in size from 1,488 square feet to 2,243 square feet. Plan 1 (19 units) has three architectural schemes and Plans 2 (6 units), 3 (11 units) and 4 (10 units) each have two architectural schemes. Plan 1 has three bedrooms, and the other three plans have four bedrooms. Each home is two stories and has an attached two-car garage. The proposed homes have been designed in a contemporary architectural style using a combination of stucco and wood siding with stone accents.

With minor revisions required by the conditions of approval, staff supports the design of the houses. Enhanced elevations are called out for all sides of houses that face public streets. Some plans have pop-outs that add architectural relief on elevations. The current floor plans show these pop-outs as being superficial; however the applicant has noted that the floor plans will be revised so that the pop-outs increase floor area. This change has been included in the conditions of approval. Some elevations use stone on the lower portions of the front elevations. The stone is carried around a few feet on the sides, but staff is recommending that the stone be wrapped around the entire house.

To avoid the appearance of crowding and to provide an attractive streetscape, the City's Design Guidelines require that at least 50 percent of the homes have second floors smaller than the first floors. When calculating the floor area by including the living area and garage (as is normally done), fewer than 50 percent of the homes have second floors smaller than the first. However, when taking into consideration the large front porches on some units, more than 50 percent of the homes would have second floors smaller than the first.

The Design Guidelines also require that at least 50 percent of the homes have at least one side building wall above the first floor level set in from the minimum side yard setback. Plans 3 and 4 (46 percent of the homes) have a sufficient difference between the first and second floor walls, but Plan 2 (13 percent) only has an 18-inch offset. Plan 2 is needed to meet the 50 percent requirement and staff feels that the minimal offset does not meet the spirit of the guidelines. Plan 2 is designed as a four bedroom house. If the fourth bedroom were eliminated, the mass of the second story would be reduced and the house could easily meet these two guidelines. A condition of approval has been included requiring that all six of the Plan 2 units be modified to achieve a greater offset between the first and second floors. The intent of the two guidelines to avoid boxy buildings with straight vertical walls. Staff believes that the remainder of the homes, with the use of the porches and other architectural elements, meet the intent of the guidelines.

The proposed houses would range from 25 ½ to 30 feet tall (measured to the tallest peak)¹. Additional fill would be imported and a 5-foot tall retaining wall is proposed along the rear property line of the site. This increase in the grade elevation is necessary to achieve proper storm water drainage from the site. Without the proposed grade changes, if the storm drain system were to ever become blocked, the surrounding homes and or the proposed homes would flood. As shown on Sheet L-3 of the plans, a 6-foot tall solid wood fence is proposed atop the 5-foot-high retaining wall, resulting in an 11-foot tall wall for the neighbors living on Jane Avenue. Although this is a less than ideal consequence for properties on Jane Avenue, the *Fruitwood* subdivision to the south and the *Whitman Green* apartments to the north have 2-foot and 5-foot tall retaining walls respectively.

Two residents from Jane Avenue attended a preliminary meeting held October 9, 2003 and expressed concern about privacy from the new two-story homes. There are two Plan 3 homes and three Plan 4 homes proposed along the site's rear property line, and both of these models are placed at least 20 feet from the rear property line as required. The Plan 4 homes have the second story set back an additional 7 feet from the rear property line and the second story rear elevation has small windows that are located high on the wall so that visibility down into rear yards will be limited. The Plan 3 homes have large windows in the master bedroom and master bathroom facing to the rear. A condition of approval has been included requiring the rear elevation windows on the second story of Plan 3 be relocate to a side elevation. Any windows facing the rear of the property are required to be view-obscuring. The homes on Jane Avenue adjacent to subject property are situated more than 30 feet from the rear property line. Although the landscape plans call for 15-gallon trees to be planted along the rear property line, to ensure the privacy of the neighbors on Jane Avenue, the conditions of approval include a requirement for the trees to be increased in size to 24-inch box.

¹ The Zoning Ordinance requires that building height be measured to the midpoint of the highest gable of a pitched or hip roof from the existing or finished grade, whichever is lower. All the proposed homes meet the 30-foot height limit using either measurement method.

Near the entry to the development, the view of the house on Lot 41 is dominated by the garage and the expansive driveway serving this lot and the adjacent two lots. Staff is suggesting the elimination of this house in order to provide for a more attractive streetscape and to design the public street to provide more yard space for lots 45 and 46. This would also enable lots 40 and 45 to have private yards and potentially expand the 3-space parking bay. If 2 or more spaces can be added to the bay, the 2 on-street spaces on Street 'B' (to the south of lot 46) could be eliminated and the street narrowed, further expanding the yards for lots 45 and 46. These changes have been made conditions of approval.

Building Separation/Setbacks

The Plan 4 homes proposed along the south property line are as close as 10 feet to the southerly property line. However, the two-story element of these homes is at least 20 feet from the southerly property line to help preserve privacy between the new homes and neighboring properties. All homes would be at least 10 feet from the north and south property lines of the site and 20 feet from the front and rear site property lines.

The majority of the homes would be separated by 8 feet from side to side. The Zoning Ordinance requires a minimum setback between primary structures of 10 feet. The Planned Development District allows flexibility in the standards when there is an offset or compensation by providing functional facilities or amenities not otherwise required or exceeding other required development standards. For this project, the compensating amenities are the amount of group open space and the preservation of large, mature, healthy trees.

Hayward Commons, a project on Hayward Boulevard supported by the Planning Commission and approved by the City Council last year, had homes separated by only 6 feet. The limited 6-foot separation was justified by two factors. First, windows were limited on one side of each unit to protect the privacy of the occupants. Secondly, extra open space was provided for both private open space and group open space. Hayward Commons was approved with 4,619 square feet of group open space when 1,400 was required. Also, that project included a front yard of 250 square feet of private open space per unit for a combined total of 579 square feet per unit. Whitman Village has 721 square feet of combined private and group open space per unit. When taking into account the private yard areas (which do not meet minimum standards for private open space), the total combined space proposed is 822 square feet per unit.

Open Space

The applicant indicates that for many of the prospective homebuyers, the detached units proposed within the project are a step above an attached townhouse project – a bridge, so to speak, between standard townhouses and single-family dwellings. As such, yard areas typically found in conjunction with single-family dwellings are lacking.

If the open space standards for multiple-family projects were applied, at least 4,600 square feet of group open space would be required and approximately 6,800 square feet is proposed. These spaces are primarily around the large trees that are being maintained, which provides for an attractive passive recreational setting. However, Sheet L-1 shows that a portion of Parcel A includes a tot lot.

Private open space is required to have no dimension less than 10 feet. For this project, all lots have the minimum 10 feet by 10 feet; however, 5 lots have private yards with only low picket style fencing, so the outdoor privacy of the residents would be limited. Most of the Plan 1 units have an 8-foot wide side yard in addition to a private open space located at the front of the unit. Although the Plan 3 and Plan 4 lots have 20-foot and 10-foot rear yards respectively, the access to the rear yards is limited. Although the rear yards can also be accessed from the house and the garage, each house will have only a 3-foot side yard on one side and a 4-foot yard on the opposite side. This may limit owners' ability to move materials in and out of the rear yards or install landscaping in these areas. If the Commission finds the side yard widths unacceptable, an alternative would be to eliminate a lot along the south site property line and adjust the dwellings to create greater separation.

Sorensdale Park, Harder School and Tennyson High School are all within a half mile and would provide additional recreational opportunities, including active recreation, for residents of the project. The Whitman-Mocine Neighborhood currently exceeds the citywide standard of 3.78 acres of park land per thousand residents with 4.56 acres per thousand. In addition, if the project were approved, the applicant would be required to pay park in-lieu fees to help pay for new facilities in the area.

Parking/Circulation

The project has been designed with a total of 180 parking spaces, however, the total will be reduced to 178 as a disabled parking space and associated loading space will be required adjacent to each group open space area, resulting in 3.9 parking spaces per unit. The attached two-car garages would account for 92 of the spaces, with an additional 42 spaces located along one side of the major street and within parking bays. The parking along the public street will be for general use, but subject to a 24-hour time limit. The parking in the bays would be restricted to guests only. In addition, 44 spaces are available in driveways on 23 of the 46 lots. Finally, there is room to park seven cars on Whitman Street along the project frontage. Street parking outside the boundaries of a project are not typically counted toward the overall parking count, but if they are included in this case, the project's parking ratio would increase to four spaces per unit. With the elimination of the house on Lot 41, the parking ratio would increase to 4.1 spaces per unit.

As a comparison, the parking ratio for Hayward Commons on Hayward Boulevard (applicant Paul Martin) is 2.6 parking spaces per unit. Brighton Village at Stratford and Industrial has four parking spaces per unit. If the project were considered a multi-family project, the City's Off-Street Parking Regulations would require 2.1 parking spaces per unit or a total of 105 parking spaces. If it were a traditional single-family development, 250 parking stalls would be required, consisting of 5 parking spaces per unit (two spaces in a garage, two in the driveway and one on the street in front of the house).

The private drives, two of which are about 145 feet long, are not long enough to require turn-around areas at the ends. If a visitor were to enter a driveway and find the spaces in the parking bays full, he or she would have to back out the length of the court or use a 5-foot long private garage apron to turn around. An alternative would be to reserve a parking space in each of the parking bays as a turn-around space, however, this would reduce available guest parking. Another alternative to the long dead end drives would be to connect the drives to create a loop.

Staff encouraged the applicant to design the project with more looped streets, but it would have resulted in some of the units being lost to additional paved surface. Instead, the applicant has provided a looped pedestrian pathway along the north property line of the site. The project has been designed with a public street connection to Mahogany Street, which currently dead-ends at the common property line with the Fruitwood subdivision.

AC Transit bus route #91 passes directly by the property and serves the Downtown Hayward, South Hayward and Castro Valley BART stations.

Garbage & Recycling

All but five of the lots have private yards with solid board fencing where garbage carts and recycling bins may be stored. The five lots with no solid fencing will have yards with open, 3-foot tall picket fencing and will have decorative trash enclosures designed to be against the house. If the house on Lot 41 near the entry to the development is eliminated as recommended and associated changes made as discussed above, then only 3 lots may need trash enclosures. The City's Solid Waste and Recycling Division has reviewed the plans with Waste Management, who finds the plan acceptable.

Trees

The project would require the removal of 45 of the 82 trees. All the trees to be removed have been rated as being in moderate to poor health and structure. Of the remaining 37 trees, 17 will be kept in place and 20 will be relocated within the site. The City's Landscape Architect has worked closely with the applicant to have the better trees protected or relocated. Replacement trees totaling in value equal to those removed would be required to be planted throughout the site. The City's Tree Protection Ordinance, while encouraging tree preservation, also allows for relocation and replacement of trees so as to not make development infeasible.

Schools

Children living at the new homes would attend Harder Elementary School (18 students), Cesar Chavez Middle School (4 students) and Tennyson High School (10 students). As of the 2002/2003 school year, Harder Elementary and Tennyson High Schools were below capacity, but Cesar Chavez was exceeding capacity.² Pursuant to California Code Sections 65996 and 65997, the current state law governing financing of new school facilities in California, payment of school impact fees to the school district represents acceptable mitigation of school impacts.

Tract Map

The proposed subdivision shows 50 parcels; 46 single-family lots, 3 open space lots and 1 lot for the private courts, parking bays and public streets. The homeowners' association would own the private courts, common parking areas, and open space lots.

² The details of capacity and enrollment for the 2002/2003 school year (the most recent available) were as follows:
Tennyson High – capacity = 2,170; enrolled = 1,972
Cesar Chavez – capacity = 738; enrolled = 799
Harder Elementary – capacity = 734; enrolled = 724

The developer is proposing a combination of public streets, private streets and private courts within the tract. Street "A" and the extension of Mahogany Street will be public streets while all of the proposed Courts and Street "B" will be private and will be maintained by the homeowners association. If the project is approved, the developer will need to modify the vesting tentative map to show separate parcels for the private courts and access easements for the common walkways serving the row units.

There are existing utilities within Whitman Street and Edwin Way, including sanitary sewer, water and storm drains, with sufficient capacity to adequately serve the proposed project. Whitman Street currently has full improvements and is at its ultimate street width. The developer would be required to remove and replace any damaged improvements as well as construct the new intersection with Street "A" and the extension of Mahogany Street with the tract improvements.

ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration have been prepared pursuant to the California Environmental Quality Act (CEQA) guidelines. No significant environmental impacts are expected to result from the project, as mitigated.

On March 8 and 9, 2004, the site was cleared and tilled without benefit of a grading permit and the survey was not done prior to the grading. After the grading took place, two neighbors called to complain about dust. One noted that she and her neighbors have been suffering from runny noses and sore throats, suspecting that the soil on the site may be contaminated. The applicant has submitted Phase I and Phase II Environmental Site Assessments prepared by ENGEO Incorporated. In one part of the site a level of arsenic was found at slightly higher than background levels normally expected in area soils. The applicant will be required to remove and dispose of soil from an area 30 feet in diameter, 24 inches deep.

The Phase I report also recommends an asbestos and lead-based paint survey be conducted of the existing house prior to its demolition. This has been made a condition of approval.

PUBLIC NOTICE

On September 19, 2003, a Referral Notice was sent to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Notice was also provided to the Whitman-Mocine Neighborhood Task Force, the South Hayward Neighborhood Association, and the Briarwood Homeowners Association.


A neighborhood meeting was held on October 9, 2003. Two neighbors attended and raised the issues of privacy and rear yard views of homes on Jane Avenue, trees, parking, perimeter wall and fencing material, community parks and lack of a clubhouse or other building for the homeowners association to meet in. In response, the applicant reduced the height of proposed homes along the rear property line, created more open space within the project and created more parking areas for guests.

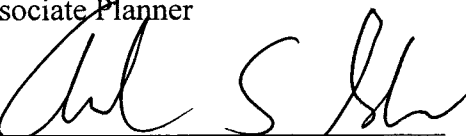
On June 14, 2004 a legal advertisement was published in the Daily Review newspaper to notify the public of the pending application and public hearing. Also, On June 18, 2004, a Notice of Public Hearing for the Planning Commission meeting and Notice of Preparation of Environmental Document were mailed. In addition, a public notice sign was placed at the site prior to the Public Hearing to notify neighbors and interested parties residing outside the 300-foot radius.

CONCLUSION


Staff supports the creative approach to development which preserves many of the trees on the property. As conditioned, the project is consistent with the Whitman-Mocine Neighborhood Plan, and exceptions to development standards are compensated for by the preservation of many of the significant trees. The proposal would provide a much needed housing option in Hayward.

Prepared by:


Erik J. Pearson, AICP
Associate Planner

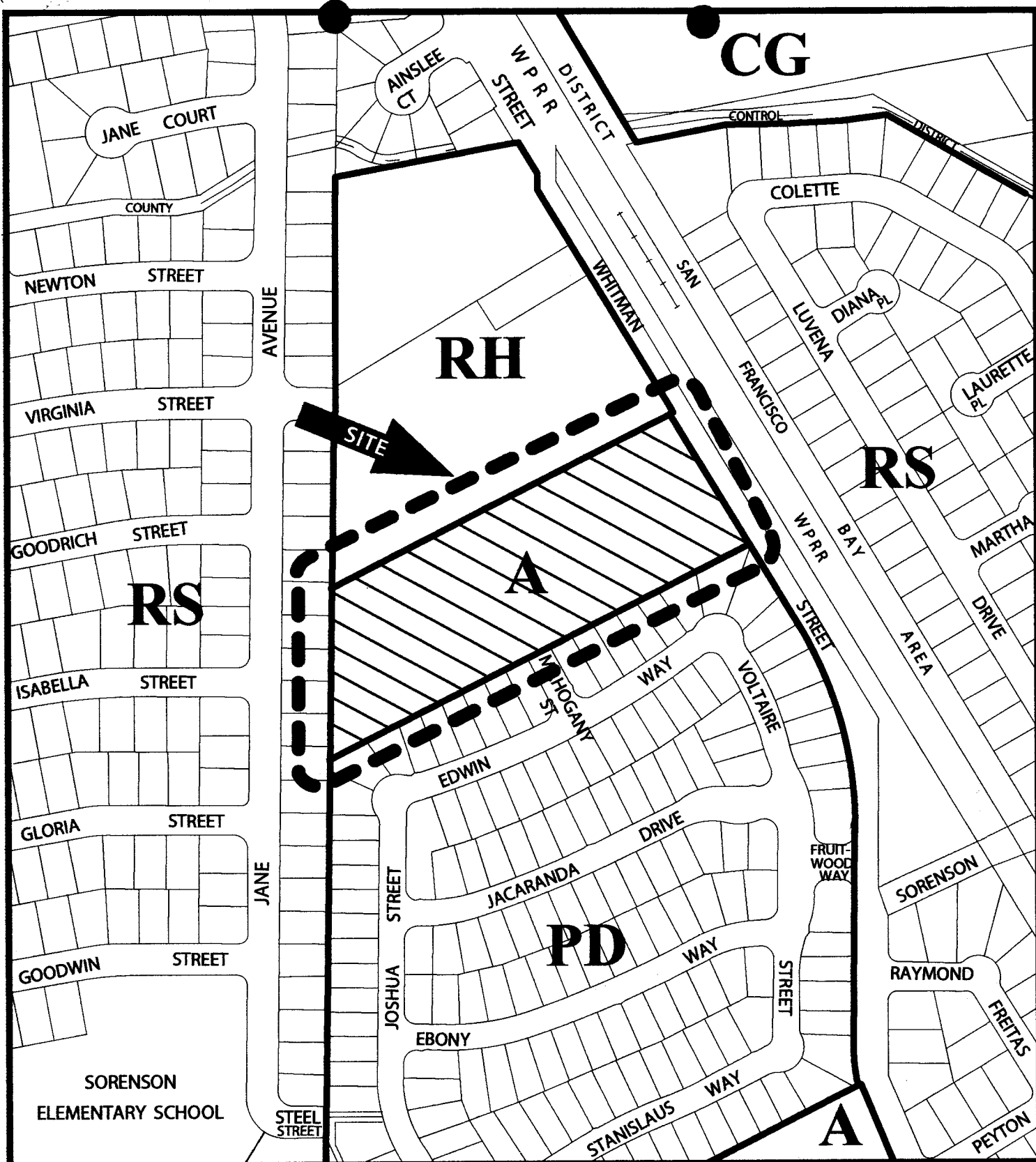

Andrew S. Gaber, P.E.
Development Review Engineer

Recommended by:


Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area & Zoning Map
- B. Findings for Approval of Zone Change and Preliminary Development Plan
- C. Conditions of Approval for Zone Change Application and Preliminary Development Plan
- D. Findings for Approval of Vesting Tentative Tract Map
- E. Conditions of Approval for Vesting Tentative Tract Map
- F. Initial Study and Mitigated Negative Declaration
- G. Mitigation Monitoring Program
- H. Mitigated Negative Declaration Plans



Area & Zoning Map

PL-2003-0533 ZC/PL-2003-0534 TTM7470

Address: 26521 Whitman Street

Applicant: Chris Davenport

Owner: The Domoto Family Partners LP

A-Agricultural-ABSA,AB10A,AB100A,AB160A

CG-General Commercial

PD-Planned Development

RH-High Density Residential RHB 7

RS-Single-Family Residential,RSB4,RSB6



**CITY OF HAYWARD
PLANNING DIVISION
ZONE CHANGE APPROVAL**

July 8, 2004

ZONE CHANGE APPLICATION NO. PL-2003-0533: Chris Davenport for Trumark Companies (Applicant)/ The Domoto Family Partners LP (Owner) – Request to Change the Zoning From an Agricultural (A) District to a Planned Development (PD) District and Subdivide 5 Acres to Build 46 Homes

The Project Location Is 26521 Whitman Street

Findings for Approval – Preliminary Development Plan:

- A. Approval of Zone Change Application No. 2003-0533, as conditioned, will not cause a significant impact on the environment as documented in the Initial Study. A Mitigated Negative Declaration has been prepared per the California Environmental Quality Act Guidelines.
- B. The development is in substantial harmony with the surrounding area and conforms to the General Plan, the Whitman-Mocine Neighborhood Plan and applicable City policies in that the net density of the project does not exceed that called for in the Plan.
- C. Existing and proposed streets and utilities are adequate to serve the development.
- D. The development creates a residential environment of sustained desirability and stability in that the project meets the intent of the Whitman-Mocine Neighborhood Plan in that it is below the maximum density encouraged by the Plan and that the architecture of the homes along Whitman Street has been given special attention.
- E. Any latitude or exception(s) to development regulations or policies is not adequately offset or compensated for by providing functional facilities or amenities not otherwise required or exceeding other required development standards. The exceptions requested for a reduced separation between buildings is offset with the careful placement of windows and the provision of extra open space.

Findings for Approval – Zone Change:

- F. Substantial proof exists that the proposed change will promote the public health, safety, convenience, and general welfare of the residents of Hayward in that the Planned Development Zoning will allow a project providing housing which is supported by the Housing Element of the General Plan and the Neighborhood Plan.

- G. The proposed change is in conformance with the purposes of this Ordinance and all applicable, officially adopted policies and plans in that the Zoning change is consistent with the General Plan designation.
- H. All uses permitted when property is reclassified will be compatible with present and potential future uses, however, a beneficial effect will be achieved which is not obtainable under existing regulations. Housing will be provided where it could not be constructed under the current zoning.

**CITY OF HAYWARD
PLANNING DIVISION
ZONE CHANGE APPROVAL**

July 8, 2004

ZONE CHANGE APPLICATION NO. PL-2003-0533: Chris Davenport for Trumark Companies (Applicant)/ The Domoto Family Partners LP (Owner) – Request to Change the Zoning From an Agricultural (A) District to a Planned Development (PD) District and Subdivide 5 Acres to Build 46 Homes

The Project Location Is 26521 Whitman Street

CONDITIONS OF APPROVAL:

1. Zone Change Application No. PL-2003-0533, is approved subject to the plans labeled Exhibit "A" and the conditions listed below. This permit becomes void two years after the effective date of approval, unless prior to that time a building permit application has been submitted and accepted for processing by the Building Official, or a time extension of this application is approved. A request for a one-year extension, approval of which is not guaranteed, must be submitted to the Planning Division at least 15 days prior to the above date.
2. If a building permit is issued for construction of improvements authorized by the preliminary development plan and zone change approvals, said approvals shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance upon the zone change approval.
3. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
4. Any proposal for alterations to the proposed site plan and/or design, which does not require a variance to any zoning code, must be approved by the Planning Director prior to implementation.
5. Any weed abatement conducted prior to grading shall be done by mowing only. No tilling of the soil is permitted without a grading permit.
6. Prior to issuance of a Demolition Permit, an asbestos and lead-based paint survey shall be conducted of the existing house.

Attachment C

7. Prior to issuance of a Grading Permit, the applicant shall submit grading plans showing the area(s) of contaminated soils. The plans shall indicate how the contaminated soils will be disposed of.
8. Prior to issuance of a Building Permit, the applicant shall provide a final clearance letter signed by the Regional Water Quality Control Board - San Francisco Bay Region to the Planning Director and the Fire Department.
9. Prior to application for a Building Permit, the following changes shall be made to the plans:
 - a) A copy of these conditions of approval shall be included on a full-sized sheet(s) in the plan set.
 - b) Details of address numbers shall be provided. Address number shall be decorative.
 - c) Details of retaining walls shall be included. All retaining walls shall be constructed of reinforced concrete with a decorative facing, approved by the Planning Director and the City Engineer. No retaining walls shall exceed 6 feet in height.
 - d) Show that an exterior hose bib shall be provided for each private yard or porch area.
 - e) The pavement at the driveway entries shall be enhanced by the use of decorative pavement materials such as colored, stamped concrete (bomanite or equal), brick, concrete interlocking pavers or other approved materials. The location, design and materials shall be approved by the Planning Director.
 - f) Pedestrian walkways fronting the building(s) shall be enhanced with decorative materials such as inset brick, exposed aggregate, bomanite stamped concrete or other approved material.
 - g) Grouped mailboxes shall be enclosed by a structure compatible with the architecture of the dwellings.
 - h) A lighting plan prepared by a qualified illumination engineer shall be included to show exterior lighting design. Exterior lighting shall be erected and maintained so that adequate lighting is provided in all common areas. The Planning Director shall approve the design and location of lighting fixtures, which shall reflect the architectural style of the building(s). Exterior lighting shall be shielded and deflected away from neighboring properties and from windows of houses within the project.
 - i) Lot 1 floor plan shall be revised to show the utility meters on the opposite side of the garage so that they do not conflict with gate access.
 - j) Elevations having stone work across the lower portion of a front elevation shall be revised to show the stone wrapping all the way around the house.

- k) Sheet A-8 shall be revised to show that railings will have a vertical wood design.
 - l) The site plan shall be revised to eliminate the house on Lot 41. The public street shall be adjusted so that additional area can be added to Lots 40, 42, 45 and 46.
 - m) The floor plans shall be revised to show that exterior pop-outs provide for increased interior floor area.
 - n) All Plan 2 units shall be revised to achieve a greater offset between the first and second floors.
 - o) The rear elevation for the second story of Plan 3 shall be revised to reduce window sizes and/or relocate the windows to the side elevation. The windows shall not allow views into the Jane Avenue properties.
 - p) All roof vents shall be shown on roof plans and elevations. Vent piping shall not extend higher than required by Building Code.
10. The Precise Plan shall be submitted for approval of the Planning Director and shall include detailed landscaping and irrigation plans for all common areas, grading and improvement plans, detailed plans for all site amenities within the common recreation areas, details for decorative paving within the private streets, details for fencing of private yards and of the perimeter, exposed retaining walls, safety railings and barricades, architectural plans with enhanced side elevations where no windows will be utilized, sign details, location and design of mailboxes, samples of colors and materials for all exterior building finishes, and screening of all above-ground utilities, transformers and utilities.
- The Precise Plan shall also include a phasing plan that establishes an orderly development pattern. The plan shall include provisions for project staging, designated areas for construction employee parking (on- and off-site), construction office, sales office (if any), hours of construction, provisions for noise and dust control, and common area landscaping.
11. All improvements shown on the Precise Plan shall be installed before occupancy of any unit within the project.
12. Prior to issuance of a building permit, the developer shall submit a soils investigation report for review and approval by the City Engineer.
13. The approval of this preliminary development plan is tied to the approval of Vesting Tentative Map No. 7470 and the associated conditions of approval. No building permit shall be issued for any structure within this application until the City Council has approved the final map and said map is recorded.
14. Prior to the sale of any parcel, or prior to the acceptance of site improvements, whichever first occurs, a homeowners' association shall be created to maintain the private street, common area landscaping and open space amenities as depicted on the approved Tentative Map Tract 7470 and CC&R's prepared for the project which shall be reviewed and approved by the Planning Director that shall include the following conditions:

- a) Each owner shall automatically become a member of the association and shall be subject to a proportionate share of maintenance expenses.
- b) A reserve fund shall be maintained to cover the costs of replacement and repair of the private street, driveways and common area landscaping.
- c) The association shall be managed and maintained by a professional property management company.
- d) Provisions for towing unauthorized and illegally parked vehicles from the site.
- e) The private street, driveways, common areas and residential front yard landscaped areas shall be maintained in good repair, and free of debris at all times.
- f) A requirement that the building exteriors and fences shall be maintained free of graffiti. The owner's representative shall inspect the premises on a weekly basis and any graffiti shall be removed within 48 hours of inspection or within 48 hours of notification by the City's Community Preservation Officer.
- g) The homeowners' association shall maintain the common area irrigation system and maintain the common area landscaping in a healthy, weed-free condition at all times. The homeowner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30 percent dieback) shall be replaced within 10 days.
- h) Landscaping and irrigation shall be maintained in all common areas or the City shall have the right to enter upon the property to maintain the exterior portions of the common area at the expense of the homeowners association per Section 10-3.385 of the Subdivision Ordinance.
- i) The trees planted within the "bulb-outs" within the private streets shall be maintained and retained by the Homeowners Association. The homeowners association shall be responsible for replacing any tree removed within the "bulb-out" landscape areas with a like kind/like size tree as others within the subdivision. The tree shall be replaced within 30-days of notification of its removal.
- j) A tree removal permit is required prior to the removal of any tree with a diameter of 8-inches or larger.
- k) Trees shall not be severely pruned, topped, or pollarded and any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the Landscape Architect, within the timeframe established by the City and pursuant to the Municipal code.
- l) A provision that if the homeowners' association fails to maintain the common area or private streets, so that owners, their families, tenants, guests or adjacent owners suffer or will suffer substantial diminution in the enjoyment, use or property value of the project, the City of Hayward shall have the right to enter upon the project and to commence and complete such work as is necessary to maintain the common areas and private streets, after reasonable notice, and lien the properties for their proportionate share of the costs.
- m) Each resident shall participate in the City's recycling program.

- n) The garage of each unit shall be maintained for off-street parking and shall not be converted to living or storage areas. An automatic garage door opening mechanism shall be provided for all garage doors.
15. The applicant or homeowners association shall maintain in good repair all fencing, parking and street surfaces, common landscaping, lighting, trash enclosures, drainage facilities, project signs, etc. Individual homeowners shall maintain in good repair the exterior elevations of their dwelling. The CC&Rs shall include provisions as to a reasonable time period that a unit shall be repainted, the limitations of work (modifications) allowed on the exterior of the building, the formation of a design review committee and its power to review changes proposed on a building exterior and its color scheme, and the right of the homeowners association to have necessary work done and to place a lien upon the property if maintenance and repair of the unit is not executed within a specified time frame. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within seven days of occurrence.
16. Individual garbage can(s) shall be kept in the designated area for each lot except upon pick-up day.
17. The open parking spaces within parking bays shall be provided for and maintained as visitors' spaces and shall not be used for recreational vehicles, camper shells, boats or trailers. These spaces shall be clearly marked and monitored by the homeowners association. Parking stalls shall be used only for vehicles in operating condition. The on-street parking on Public Street 'A' shall be limited to 24 hour parking. **The homeowners association shall remove vehicles parked contrary to this provision.**
18. Utility meters, when not enclosed in a cabinet, shall be screened by either plant materials or decorative screen, allowing sufficient access for reading.
19. Any transformer shall be located underground or screened from view by landscaping and shall be located outside any front or side street yard.
20. Any future modification to the approved site plan shall require review and approval by the Planning Commission.
21. Future additions to residential units are prohibited.
22. Prior to final inspection all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director.
23. Violation of these conditions or requirements may result in the City of Hayward instituting a revocation hearing before the Planning Commission.

Landscaping:

24. Provide landscape and irrigation plans by a licensed Landscape Architect for the entire site to be reviewed and approved by the City during the building permit process. Mylar copies of the approved plans shall be submitted as a part of the Civil drawings for this site.
25. Any paving or any other development under any existing trees remaining in place is to be done in such a way to minimize any cut section or disturbance to the root structure of the tree and shall be done under the direct supervision of a certified arborist.

26. Trees that are removed or that die or are damaged during the construction process shall be replaced with maximum size trees in amounts equal in value to the trees that were damaged, died, or were removed.
27. Bonding will be required for all trees to remain in place or to be relocated during the entire construction process and for a period of two years after construction is complete. Trees that are not in a healthy, growing condition at that time shall be replaced as noted above.
28. Trees that are thinned or 'lifted' shall have the work done in such a manner as to preserve the natural form and existing canopy of the tree.
29. Evergreen screening trees shall be provided along the perimeter at approximately 20 feet on-center to screen these units from the existing single family homes and from the adjacent apartments.
30. Oak street trees shall be provided at a minimum 24-inch box size to fill in any gaps caused by this construction and to provide the minimum number of street trees required for the Whitman frontage.
31. Park Dedication In-Lieu Fees are required for all new dwelling units. Fees shall be those in effect at the time of issuance of the building permit.
32. Prior to the approval of improvement plans, or issuance of the first building permit, detailed landscaping and irrigation plans shall be prepared by a licensed landscape architect and submitted for review and approval by the City. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance.
33. One 24" box street tree is required for every 20 – 40 lineal feet of frontage. Spacing of the trees is dependant on the species of trees. Smaller trees will require closer spacing. Trees shall be planted to fill vacancies in the street tree pattern, and to replace any declining or dead trees. Trees shall be planted according to the City Standard Detail SD-122.
34. Landscaped areas adjoining drives and/or parking areas shall be separated by a 6" high class "B" Portland Cement concrete curb.
35. Masonry walls, solid building walls, trash enclosures or fences facing a street or driveway shall be continuously buffered with shrubs and vines.
36. Parking areas shall be screened from the street with shrubs, masonry walls or earth berms, as determined by the Planning Director. Where shrubs are used for screening, the type and spacing of shrubs shall create a continuous 30" high hedge within two years. This measurement shall be from the top of curb.
37. A landscape buffer including shrubs and one 15-gallon tree for every 20 lineal feet of property line shall be planted. Along the rear (west) property line, trees shall be 24-inch box.
38. All above ground utilities, mechanical equipment and trash enclosures shall be screened from the street with shrubs.
39. Landscaping shall be maintained in a healthy, weed-free condition at all times. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% die-back) shall be replaced within ten days of

the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to Municipal Code.

40. Trees shall be preserved in accordance with the Tree Preservation Ordinance. Prior to the commencement of clearing and grading operations, all trees to be preserved or removed shall be indicated on the grading, site and landscape plans, and trees to remain in place shall be noted and provided with tree protection measures in compliance with City codes. A tree removal permit is required prior to the removal of any tree. Replacement trees shall be required for any trees removed, as determined by the City Landscape Architect.
41. Prior to the issuance of a grading or building permit, the developer shall provide a tree preservation bond, surety or deposit, equal in value to the trees to be preserved. The bond, surety or deposit shall be returned when the tract is accepted if the trees are found to be in a healthy, thriving and undamaged condition. The developer shall provide an arborist's report evaluating the condition of the trees.
42. Grading and improvement plans shall include tree preservation and protection measures, as required by the City Landscape Architect. Trees shall be fenced at the drip line throughout the construction period and shall be maintained in a healthy condition throughout the construction period.
43. Landscape plans shall specify site amenities such as, benches, tables, fencing, play equipment and barbecues, for the common open space areas.
44. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of improvements.
45. Landscape improvements shall be installed according to the approved plans and a Certificate of Substantial Completion, and an Irrigation Schedule shall be submitted prior to the issuance of a Certificate of Occupancy.

Solid Waste & Recycling:

46. A Construction and Demolition Debris Recycling Statement must be submitted with the building permit application.
47. A Construction and Demolition Debris Recycling Summary Report must be completed, including weigh tags, at the COMPLETION of the project.
48. This approval is subject to the requirements contained in the memo from the Solid Waste and Recycling Division of the Public Works Department dated 1/10/03.

FINDINGS FOR APPROVAL
VESTING TENTATIVE TRACT MAP 7470

1. The approval of Tentative Map Tract 7470, as conditioned, will have no significant impact on the environment, cumulative or otherwise. A mitigated Negative Declaration has been prepared per the guidelines of the California Environmental Quality Act (CEQA).
2. The tentative parcel map substantially conforms to the State Subdivision Map Act, the City's Subdivision Regulations, the General Plan, and the City of Hayward Zoning Ordinance.
3. The site is physically suitable for the proposed type of development.
4. The design of the subdivision and the proposed improvements are **not** likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. The design of the subdivision and the proposed improvements are **not** likely to cause serious health problems.
6. Existing streets and utilities are adequate to serve the project.
7. None of the findings set forth in Section 64474 of the Subdivision Map Act¹ have been made.

¹ The findings of Section 64474 set forth the grounds for denial of a tentative map which are as follows:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property with the proposed subdivision.

**CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP 7470**

Unless otherwise stated, all necessary easements shall be dedicated, and all improvements shall be designed and installed at no cost to the City of Hayward.

All improvements shall be designed and constructed in accordance with the City of Hayward Municipal Code – Chapter 10, Article 3, and Standard Specifications and Details – unless otherwise indicated hereinafter.

The applicant/developer's engineer shall perform all design work unless otherwise indicated.

PRIOR TO THE RECORDATION OF THE FINAL MAP

IMPROVEMENTS

Improvement plans shall be submitted to the City Engineer for review and approval. Subject plans shall, in addition to the standard improvements, incorporate the following special design requirements:

Streets

An Encroachment Permit must be obtained prior to the start of any construction within the public right-of-way.

Whitman Road

The existing driveway shall be removed and replaced with standard curb, gutter, sidewalk and handicap ramps. New standard street lights shall be installed along the project frontage. The design and location shall be approved by the City Engineer.

Mahogany Street

The extension of the public street shall have a 48 foot right-of-way width, 36 feet curb to curb to allow for two travel lanes and parking lanes. A 5 foot wide sidewalk shall be installed on both sides of the street adjacent to the back of curb.

Interior Public Street A

The public street shall have a 35.5 foot right-of-way width, 30 feet curb to curb to allow for two travel lanes and a parking lane. A 4.5-foot-wide sidewalk shall be installed on one side of the street adjacent to the back of curb. The street design will include landscape islands extending from the sidewalk into the parking lane as shown on the tentative map.

The entrance to the development and all interior street intersections shall be designed as street type openings and not as driveway entrances. Decorative pavements shall be capable of supporting a 50,000 lb. GVW load. Handicap ramps shall be installed as necessary to facilitate circulation through the development.

Streetlights shall be installed along both sides of the street and shall be privately owned and maintained. The poles and fixtures shall have a decorative design and shall be approved by the Planning Director and City Engineer.

Interior Private Street B

The private street shall have a 31 foot right-of-way width, 30 feet curb to curb to allow for two travel lanes and a parking lane. The street section shall be constructed to public street standards.

Interior Private Driveways

1. The interior private driveways shall have a 21 foot right-of-way and shall incorporate rolled curbs along both sides.
2. Streetlights and pedestrian lighting shall be installed along the private driveways and shall be privately owned and maintained. The poles and fixtures shall have a decorative design approved by the Planning Director and the City Engineer.

Parking and Driveways

3. The applicant/developer shall provide sufficient parking spaces for the development to meet the requirements of the City of Hayward Municipal Code. Parking stall dimensions and driveways shall also meet City requirements as approved by the Planning Director and City Engineer.
4. Handicap parking spaces shall be provided in the parking bays adjacent to each of the common open space areas. Required ramps and pathways shall also be provided.
5. All of the private driveways and the sides of Streets A and B without parking shall be designated as fire lanes and no parking will be allowed. Curbs shall be painted red and fire lane signage installed every 100 linear feet. Installation of red-curbing and signs shall meet Fire Department and City Engineer standards.

Storm Drainage

6. The on-site storm drain system shall be a private system owned and maintained by the homeowners association.
7. The Hydrology and Hydraulics Criteria Summary, Alameda County Flood Control and Water Conservation District, latest edition shall be used to determine storm drainage runoff. A detailed grading and drainage plan with supporting calculations and a completed Drainage Review Checklist shall be approved by the Alameda County Flood Control and the City Engineer.

8. The developers engineer shall provide hydraulic calculations sufficient to analyze downstream impact. These calculations shall be approved by the ACFC & WCD.
9. The storm drain within Lot 19 shall be located a minimum of 2 feet from the edge of the swale and a minimum of 2 feet from the edge of the foundation of the retaining wall.
10. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with a design to reduce discharge of pollutants and sediments into the downstream storm drain system. The plan shall meet the approval of the City Engineer.
11. The project plans shall include storm water measures for the operation and maintenance of the project to be approved by the City Engineer. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted onsite to effectively prevent the entry of pollutants into storm water runoff. Roof leaders shall discharge into a landscaped area prior to entering a pipe system.
12. The project streets shall be designed to facilitate street sweeping, including the layout of the tree and handicap ramp bulb outs.
13. The project plan measures shall also include erosion control measures to prevent soil, dirt, debris and contaminated materials from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
14. The applicant/developer is responsible for ensuring that all contractors are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop order.
15. The project shall not block runoff from, or augment runoff to, adjacent properties. The drainage area map developed for the hydrology design shall clearly indicate all the areas tributary to the project area. The developer is required to mitigate augmented runoffs with off-site and/or on-site improvements.
16. All storm drain inlets must be labeled "No Dumping - Drains to Bay" using City approved methods.
17. Storm water inlets shall be installed at the curb face per the City of Hayward Standard Details. The design and location shall be approved by the City Engineer.

Sanitary Sewer System

18. Sanitary sewer service is available subject to standard conditions and fees in effect at the time of application.
19. The on-site sanitary sewer system shall be an 8-inch public main, designed with a manhole at all angle points and ending with a manhole. Each parcel shall have a separate

sanitary sewer lateral stubbed to the edge of the street right-of-way. The main design and location shall meet the approval of the City Engineer.

Water System

20. Water service is available subject to standard conditions and fees in effect at the time of application. The developer shall provide calculations to show proposed water mains are adequate to supply required fire flows of 1,500 gpm at 20 PSI (minimum) per fire hydrant.
21. The developer shall install individual radio read water meters for each parcel. Show on plans the gallon per minute demand so that the proper size meter can be determined.
22. A Reduced Pressure Backflow Prevention Assembly, as per City of Hayward Standard Detail 202, shall be installed on irrigation water meters.
23. The number and location of required on-site fire hydrants shall be shown on the improvement plans and shall meet the approval of the City Engineer and the Fire Chief. The hydrants shall be located within public utility easements designated on the final map.
24. Fire hydrants shall be modified steamers (1-4 1/2 in. outlet and 1-2 1/2 in. outlet). Blue reflective hydrant markers shall be installed on the pavement adjacent to fire hydrant locations. Crash posts shall be installed around fire hydrants if subject to potential vehicular impact.
25. The water main shall have a looped system design. The water main design and the easement size and location shall be approved by the City Engineer. Ductile Iron Pipe is required in all easements. Control valve are required in street prior to easements.

Utilities

26. All utility services shall be "underground service" designed and installed in accordance with the Pacific Gas and Electric Company, SBC and Comcast regulations. Transformers, and switch gear cabinets, shall be placed underground unless otherwise approved by the Planning Director and the City Engineer. Underground utility plans must be submitted for City approval prior to installation.
27. The developer shall provide and install the appropriate facilities, conduit, junction boxes, etc., to allow for installation of a fiber optic network within the subdivision.
28. All proposed surface-mounted hardware (fire hydrants, electroliers, etc.) along the proposed streets shall be located outside of the sidewalk within proposed 6-foot-wide Public Utility Easement in accordance with the requirements of the City Engineer or, where applicable, the Fire Chief.

29. All utilities shall be designed in accordance with the requirements of the City of Hayward and applicable public agency standards.

Retaining Walls

30. All proposed retaining walls shall be constructed with decorative reinforced concrete.

Dedications, Easements and Deed Restrictions

31. The final map shall reflect:
- a. Six-foot-wide public utility easements (PUE) along the edge of the private streets where necessary as determined by the City Engineer.
 - b. An 10-foot-wide private storm drain easement from the internal private driveway to the end of the existing drain facility at the southwest corner of the property to facilitate the private storm drain system.

Subdivision Agreement

32. Execute a subdivision agreement and post bonds with the City that shall secure the construction of the public improvements per Section 10-3.332, Security for Installation of Improvements, of the Municipal Code. Insurance shall be provided per the terms of the subdivision agreement.

PRIOR TO CONSTRUCTION WITH COMBUSTIBLE MATERIALS

33. Required water system improvements shall be completed and operational prior to the start of combustible construction.
34. A minimum 24-foot-wide all-weather access road, engineered for 50,000 pounds gross vehicle weight, shall be maintained for emergency vehicle access.

DURING CONSTRUCTION

35. The following control measures for construction noise, grading and construction activities shall be adhered to, unless otherwise approved by the Planning Director or City Engineer:
- a. Grading and construction activities shall be limited to the hours 7:00 AM to 7:00 PM on weekdays; there shall be no grading or construction activities on Saturdays, Sundays or national holidays;
 - b. No dogs and no radios audible beyond the site boundaries shall be permitted;
 - c. Grading and construction equipment shall be properly muffled;

- d. Stationary noise-generating construction equipment, such as compressors, shall be located as far as practical from occupied residential housing units;
- e. Applicant/developer shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. Letters shall be mailed to surrounding property owners and residents (within 200 feet of the project boundary) with this information.
- f. The developer shall participate in the City's recycling program during construction;
- g. Daily clean-up of trash and debris shall occur on Whitman Road.
- h. The site shall be watered twice daily during site grading and earth removal work, or at other times as may be needed to control dust emissions;
- i. All grading and earth removal work shall follow remediation plan requirements, if soil contamination is found to exist on the site;
- j. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
- k. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
- l. Apply (non-toxic) soil stabilizers or hydroseed to inactive construction areas (previously graded areas inactive for 10-days or more);
- m. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- n. Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to storm water pollution;
- o. Remove all dirt, gravel, rubbish, refuse and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work;
- p. Broom sweep the sidewalk and public street pavement adjoining the project site on a daily basis. Caked on mud or dirt shall be scraped from these areas before sweeping;
- q. No site grading shall occur during the rainy season, between October 15 and April 15, unless approved erosion control measures are in place.

- r. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: 1) start of the rainy season; 2) site dewatering activities; or 3) street washing activities; and 4) saw cutting asphalt or concrete, or in order to retain any debris or dirt flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash;
 - s. Create a contained and covered area on the site for the storage of bags of cement, paints, flammables, oils, fertilizers, pesticides or any other materials used on the project site that have the potential for being discharged to the storm drain system through being windblown or in the event of a material spill;
 - t. Never clean machinery, tools, brushes, etc., or rinse containers into a street, gutter, storm drain or stream. See "*Building Maintenance/Remodeling*" flyer for more information;
 - u. Ensure that concrete/gunite supply trucks or concrete/plasters finishing operations do not discharge washwater into street gutters or drains; and
 - v. The applicant/developer shall immediately report any soil or water contamination noticed during construction to the City Fire Department Hazardous Materials Division, the Alameda County Department of Health and the Regional Water Quality Control Board.
36. A representative of the soils engineer shall be on the site during grading operations and shall perform such testing as deemed necessary by the City Engineer. The representative of the soils engineer shall observe grading operations with recommended corrective measures given to the contractor and the City Engineer.
37. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The subdivider shall require the soils engineer to daily submit all testing and sampling and reports to the City Engineer.
38. The developer shall be responsible to adhere to all aspects of the Storm Water Pollution Prevention Plan (SWPPP) as approved per condition of approval No. 9 above.
39. Construction Administration services shall be provided by the project landscape architect. Services to include:
- a. Observation of irrigation system before burying pipes;
 - b. Observation of plant material upon delivery to the site;
 - c. Observation of layout and placement of plant material upon delivery to the site;
 - d. Observation for maintenance period commencement; and

- e. Observation for final acceptance.

PRIOR TO CONNECTION OF UTILITIES AND ISSUANCE OF CERTIFICATES OF OCCUPANCY

- 40. The applicant/developer shall pay the following fees, the amount of the fee shall be in accordance with the fee schedule in effect at the time of issuance of the building permits;
 - a. Supplemental Building Construction and Improvement Tax;
 - b. School Tax; and
 - c. Water Facilities Fee and Sewer Connection Fee for each dwelling unit at the rate in effect when the utility service permit for the dwelling unit is issued.
 - d. Park Dedication In-lieu Fees.
- 41. Any damaged curb, gutter and/or sidewalk along the Whitman Road property frontage shall be repaired or replaced to the satisfaction of the City Engineer.
- 42. Prior to granting occupancy, water services shall be installed by City crews at the developer's expense. The application for water services shall be presented to the City Inspector.
- 43. Prior to the City setting the water meters, the subdivider shall provide the Water Department with certified costs covering the installation of the public water mains and appurtenances.
- 44. All common area landscaping, irrigation and other required improvements shall be installed according to the approved plans.
- 45. The on-site street light electroliers shall be in operating condition as approved by the Planning Director and the City Engineer.

PRIOR TO CITY APPROVAL OF THE TRACT IMPROVEMENTS AS BEING COMPLETED

- 46. All tract improvements, including the complete installation of all improvements relative to streets, fencing, sanitary sewer, storm drainage, water system, underground utilities, etc., shall be completed and attested to by the City Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, such installation shall be verified as having been completed and accepted by those agencies.
- 47. All common area landscaping, irrigation and other required improvements shall be installed prior to acceptance of tract improvements, or occupancy of 80 percent of the dwelling units, whichever first occurs.

48. The improvements associated with the Pacific Gas and Electric Company, SBC and ComCast shall be installed to the satisfaction of the respective companies.
49. The subdivider shall submit an "as built" plan indicating the following:
 - a. All the underground facilities, sanitary sewer mains and laterals, water services (including meter locations), Pacific Gas and Electric Company, AT&T Company and AT&T Broadband Company, etc; and
 - b. All the site improvements, except landscaping species, buildings and appurtenant structures.



**DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Development Review Services Division**

INITIAL STUDY CHECKLIST FORM

Project title: Zone Change PL-2003-0533 and Tentative Tract Map 7470 (PL-2003-0534) – Request to Change the Zoning from an Agriculture (A) district to a Planned Development (PD) district and Subdivide 5 acres and Build 46 Homes. Chris Davenport for Trumark Companies (Applicant)/ The Domoto Family Partners LP (Owner).

Lead agency name and address: City of Hayward, 777 "B" Street, Hayward, CA 94541-5007

Contact persons and phone numbers: Erik J. Pearson, Associate Planner (510) 583-4210

Project location: The property is located at 26521 Whitman Street, in Hayward, California.

Project sponsor's name and address:
Chris Davenport
Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506-4668

General Plan: Limited Medium Density Residential (MDR)

Zoning: Agriculture (A)

Description of project: Proposal to subdivide 5 acres into 46 lots for the construction of single-family homes.

Surrounding land uses and setting: To the west and south are single-family residential homes. To the east, across Whitman Street are railroad and BART tracks. To the north is a multiple-family residential land use.

Other public agencies whose approval is required: None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

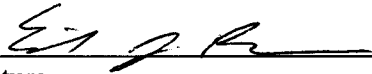
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

Erik J. Pearson, AICP Associate Planner

June 17, 2004

Date

City of Hayward

ENVIRONMENTAL ISSUES:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Comment: The project will not affect any scenic vista.</i>				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Comment: The project will not damage scenic resources. The trees being removed are not considered to be a scenic resource.</i>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Comment: The project will substantially change the visual character of the site in that the site is currently open with trees. Many trees will be removed, but all will be replaced with like-value trees.</i>				
<i>Mitigation: A landscape plan will be prepared to show that the value of all trees being planted is equal to the value of all trees removed.</i>				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Comment: Specific lighting plans have not yet been reviewed.</i>				
<i>Mitigation: A lighting plan will be required to show that light fixtures will only illuminate the site and not the sky above it or surrounding properties.</i>				

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Comment: The project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</i>				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

☐
☐
☐
☒

Comment: The project is currently zoned for agricultural use, but it is not subject to a Williamson Act contract. The application includes a request to change the zoning from Agricultural to Planned Development. The property is no longer used for agricultural purposes and the site is not of a size, nor a setting that would be conducive to agricultural use.

- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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Comment: The project area was once used for a nursery, however the property is not considered farmland.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

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Comment: The project will not conflict with the Bay Area 2000 Clean Air Plan or the City of Hayward General Plan policies relating to Air Quality.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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Comments: The Bay Area air basin currently exceeds both federal and state standards for ozone and state standards for particulate matter <10 microns in diameter (PM10). The project is of a relatively small scale and is not expected to generate enough vehicle trips to make a significant contribution to the existing air quality violation.

Impacts: Air pollutants, especially suspended particulates, would be generated intermittently during the construction period. This is a potentially significant impact.

Mitigation Measure: In order to reduce intermittent air pollutants during the construction phase, the developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation, construction equipment is maintained and operated in such a way as to minimize exhaust emissions, and if construction activity is postponed, graded or vacant land is immediately revegetated.

Implementation of this mitigation measure will reduce air quality impacts to a level of insignificance.

Monitoring: Condition of Approval

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

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Comment: The number of homes proposed is within the range specified in the City Of Hayward General Plan. The pollution generated by the new vehicle trips was determined in the EIR for the General Plan to be a less than significant impact.

- d) Expose sensitive receptors to substantial pollutant concentrations?

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Comment: The project will not expose sensitive receptors to substantial pollutant concentrations.

- e) Create objectionable odors affecting a substantial number of people?

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Comment: The project will not create objectionable odors affecting a substantial number of people.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comment: The property contains many mature trees that may be used by raptors. The property also contains suitable habitat for burrowing owls.

Mitigation Measures: A pre-construction survey shall be conducted 2 weeks prior to grading and or tree removal or relocation to determine if any raptor nests exist on the site. The survey is only required between January 1st and August 1st. If a nest is found, then a 100-foot radius buffer shall be maintained around the tree during any grading operations that occur between January 1st and August 1st.

No trees may be removed or relocated between January 1st and July 31st.

A pre-construction survey for burrowing owls shall be performed no more than 30 days prior to any site disturbance.

Monitoring: Condition of Approval

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: The site contains no riparian or sensitive habitat.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: The site contains no wetlands.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: The site does not contain habitat used by migratory fish or wildlife nor is it a migratory wildlife corridor.

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| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

<i>Comment: The project is in conformance with the General Policies Plan and will conform to the requirements of the Tree Preservation Ordinance. Of the 82 trees on the property, 17 will remain in place, 45 will be removed and 20 will be relocated. Replacement trees will be planted to equal the value of the trees removed to the extent possible.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

<i>Comment: There are no habitat conservation plans affecting the property.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

V. CULTURAL RESOURCES -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

<i>Comment: No known historical resources exist on-site.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

<i>Comment: No known archaeological resources exist in on-site.</i>

<i>Impacts: If previously unknown resources are encountered during future grading activities, the developer and the City of Hayward will take appropriate measures.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

<i>Comment: No known paleontological resources exist on-site.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?

<i>Comments: No known human remains are located on-site.</i>
<i>Impacts: If any remains are found, all work will be stopped and police called to investigate.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comment: The project is not located within the Hayward Fault Zone.

- ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Comment: The site is not located within a "State of California Earthquake Fault Zone". The project will be required to comply with the Uniform Building Code Standards to minimize seismic risk due to ground shaking.

Impacts: Ground shaking can be expected at the site during a moderate to severe earthquake, which is common to virtually all development in the general region. This impact is considered less than significant.

- iii) Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: Liquefaction and differential compaction is not considered to be likely on this site.

- iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: The project is not located within an area subject to landslides.

- b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: The Engineering Division will ensure that proper erosion control measures are implemented during construction.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Comment: See comment VI (a)(i).

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| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<i>Comment: Prior to issuance of a building permit, engineering and building staff will review a soils investigation report to ensure that the building foundations are adequately designed for the soil type on-site.</i>
<i>Mitigation: Prior to issuance of a building permit, the developer shall submit a soils investigation report.</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

<i>Comment: The site would be connected to the City of Hayward sewer system.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<i>Comment: There is no evidence of hazardous materials at the site nor will hazardous materials be used or transported at or near the site.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<i>Comment: See VII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<i>Comment: See VII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<i>Comment: See VII a.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

<i>Comment: The project is not located within an airport zone.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
<i>Comment: See VII e.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<i>Comment: The project will not interfere with any known emergency response plan or emergency evacuation plan. The Hayward Fire Department serves the area. Emergency response times will be maintained.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
<i>Comment: The project is not located in an area of wildlands and is not adjacent to wildlands.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements?
<i>Comment: The project will meet all water quality standards. Drainage improvements will be made to accommodate runoff.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
<i>Comment: The site will be served with water by the City of Hayward. Therefore, water quality standards will not be violated and groundwater supplies will not be depleted. Recharge of the groundwater table will be decreased as the proposal involves increasing the percentage of the site covered with impervious surfaces. This impact is deemed insignificant as there are no known wells nearby that would see a drop in production.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
<i>Comment: The project is not located near a stream or a river. Development of the site will not result in substantial erosion or siltation on-or off-site.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? <i>Comment: The project is within an urban area and runoff will leave the site via the City's storm drain system. Drainage patterns on the site will not cause flooding. The grade at the rear portion of the site will be raised to allow runoff to flow over the new public streets if the storm drain system becomes clogged.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? <i>Comment: The amount of run-off from the project will not exceed the capacity of the stormwater drainage system. See VIII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? <i>Comment: See VIII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? <i>Comment: According to FEMA Flood Insurance Rate Maps (panel # 065033-0012C dated 9/16/81), this site is not within the 100-year flood hazard area.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? <i>Comment: See VIII g.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? <i>Comment: The site is not within the 100-year flood zone, is not near any levees and is not located downstream of a dam.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? <i>Comment: The project is not in a location that would allow these phenomena to affect the site.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community? <i>Comment: The project will not physically divide the existing community. The project would have a street connection to the neighborhood immediately to the south. There is no opportunity to connect to the housing located to the west and north.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comment: The area is designated on the General Policies Plan Map as Limited Medium Density Residential (LMDR). The LMDR designation allows up to 12 units per acre. The proposal is for 11.9 units per acre. The current zoning designation is Agricultural (A). The applicant has requested to change the zoning to a Planned Development (PD) district to allow the residential subdivision.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Comment: See IV f.

X. MINERAL RESOURCES – Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Comment: The project will not result in a significant impact to mineral resources since the subject site is located in an urbanized area that does not contain mineral resources that could be feasibly removed.

- | | | | | |
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| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Comment: See X a.

XI. NOISE - Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Comment: Exposure of persons to or generation of any new noise or noise levels in excess of standards established in the Noise Element of the Hayward General Plan or the Municipal Code, or applicable standards of other agencies if any, will be temporary in nature during the construction of the homes and associated improvements. All City noise standards are required to be met and maintained upon completion of construction. Grading and construction will be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday. No work will be done on Sundays or national holidays.

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| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Comment: See XI a.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? <i>Comment: See XI a</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? <i>Comment: See XI a</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? <i>Comment: See VII e.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? <i>Comment: See VII e.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <i>Comment: 46 new homes are proposed. The associated infrastructure to be constructed will not facilitate any further development.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <i>Comment: Only one house will be removed.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? <i>Comment: See XII b.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection? <i>Comment: The proposed project would have no effect upon, or result in only a minimal need for new or altered government services in fire and police protection, schools, maintenance of public facilities, including roads, and in other government services.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Police protection? <i><u>Comment:</u> See XIII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? <i><u>Comment:</u> See XIII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? <i><u>Comment:</u> See XIII a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? <i><u>Comment:</u> No other public facilities will be significantly impacted.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i><u>Comment:</u> The project will add to the number of people using area parks, however the increase will not be significant enough to cause deterioration of the facilities.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <i><u>Comment:</u> The proposal includes the construction of group open spaces, however it will not cause an adverse physical effect on the environment.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? <i><u>Comment:</u> According to an analysis by the City's transportation planners, the proposal will not cause a substantial increase in traffic for Whitman Street and no traffic study was required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? <i><u>Comment:</u> See XV a.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? <i><u>Comment:</u> The project will not affect air traffic patterns.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? <i>Comment: The design of the intersection of the new public street with Whitman Street is too sharp for trucks to make right turns into the development.</i> <i>Mitigation: Signage will be posted prohibiting trucks from making right turns from Whitman Street onto the new public street.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access? <i>Comment: The Hayward Fire Department has reviewed the project and finds the project acceptable to Hayward Fire Department requirements and standards.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity? <i>Comment: The City's Off-Street Parking regulations do not specifically address single-family development where street parking is limited. Each house would have a 2-car garage and there would be a total of 185 spaces or 4 spaces per unit throughout the project.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? <i>Comment: The project does not conflict with adopted policies supporting alternative transportation.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? <i>Comment: The project will not exceed wastewater treatment requirements.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <i>Comment: The City's existing wastewater treatment facilities are capable of handling the wastewater to be generated by the project.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <i>Comment: The project will require the construction of new facilities for storm water, however, this will not cause any significant environmental effects.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? <i>Comment: The City of Hayward supplies water to the site and has sufficient water to serve the project.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Comment: The City of Hayward operates its own wastewater facility. This facility has the capacity to accommodate the amount of wastewater that will be generated by the project.</i>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Comment: Waste Management of Alameda County will dispose the solid waste. The Altamont landfill is available to the City of Hayward until 2009 and has sufficient capacity to handle the amount of solid waste generated by the project. The landfill recently received an approval that increases the capacity and adds 25 years to the life of the landfill to the year 2034.</i>				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Comment: The project study area participates in the Waste Management of Alameda County recycling program. Construction and operation of the project will comply with all federal, state and local statutes and regulations related to solid waste.</i>				

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

MITIGATION MONITORING PROGRAM

Zone Change PL-2003-0533
Tentative Tract Map 7470 (PL-2003-0534)
Chris Davenport for Trumark Companies (Applicant)
The Domoto Family Partners LP (Owner).

26521 Whitman Street

1. AESTHETICS

Mitigation Measure: A landscape plan will be prepared to show that the value of all trees being planted is equal to the value of all trees removed.

Implementation Responsibility: Applicant

Verification Responsibility: Planning Division

Monitoring Schedule during Plan Review: Prior to issuance of building permits.

Monitoring Schedule during Construction/Implementation: City Landscape Architect will review and approve the plan. City Landscape Architect will also inspect plantings.

Mitigation Measure: A lighting plan will be required to show that light fixtures will only illuminate the site and not the sky above it or surrounding properties.

Implementation Responsibility: Applicant

Verification Responsibility: Planning Division

Monitoring Schedule during Plan Review: Prior to issuance of building permits.

Monitoring Schedule during Construction/Implementation: Building Inspector will ensure that lights are installed per approved plan.

2. AGRICULTURE RESOURCES– *No mitigation required*

3. AIR QUALITY

Mitigation Measure: In order to reduce intermittent air pollutants during the construction phase, the developer shall ensure that unpaved construction areas are sprinkled with water as necessary to reduce dust generation, construction equipment is maintained and operated in such a way as to minimize exhaust emissions, and if construction activity is postponed, graded or vacant land is immediately revegetated.

Implementation Responsibility: Applicant

Verification Responsibility: Construction Inspector

Monitoring Schedule during Plan Review: Prior to issuance of a grading permit.

Monitoring Schedule during Construction/Implementation: Construction Inspector will ensure that sprinkling is done as necessary to minimize dust.

4. BIOLOGICAL RESOURCES–

Mitigation Measures:

- a) A pre-construction survey shall be conducted 2 weeks prior to grading and or tree removal or relocation to determine if any raptor nests exist on the site. The survey is only required between January 1st and August 1st. If a nest is found, then a 100-foot radius buffer shall be maintained around the tree during any grading operations that occur between January 1st and August 1st.
- b) No trees may be removed or relocated between January 1st and July 31st.
- c) A pre-construction survey for burrowing owls shall be performed no more than 30 days prior to any site disturbance.

Implementation Responsibility: Applicant

Verification Responsibility: Planning Division

Monitoring Schedule during Plan Review: Prior to issuance of building permits.

Monitoring Schedule during Construction/Implementation: Planner will ensure that grading and tree removal permits are issued in accordance with the above measures.

5. CULTURAL RESOURCES – No mitigation required

6. GEOLOGY AND SOILS

- a. **Mitigation Measure:** Prior to issuance of a building permit, the developer shall submit a soils investigation report.

Implementation Responsibility: City

Verification Responsibility: Engineering & Transportation Division of Public Works

Monitoring Schedule during Plan Review: Prior to issuance of building permits.

Monitoring Schedule during Construction/Implementation: Building Inspector will ensure that improvements are constructed per the approved report.

7. HAZARDS AND HAZARDOUS MATERIALS– No mitigation required

8. HYDROLOGY AND WATER QUALITY– No mitigation required

9. LAND USE & PLANNING– No mitigation required

10. MINERAL RESOURCES– No mitigation required

11. NOISE– No mitigation required

12. POPULATION & HOUSING – No mitigation required

13. PUBLIC SERVICES– No mitigation required

14. RECREATION– No mitigation required

15. TRANSPORTATION/TRAFFIC

Mitigation Measure: Signage will be posted prohibiting trucks from making right turns from Whitman Street onto the new public street.

Implementation Responsibility: Applicant

Verification Responsibility: Planning Division

Monitoring Schedule during Plan Review: Prior to issuance of building permits.

Monitoring Schedule during Construction/Implementation: City
Construction Inspector will also inspect sign installation.

16. UTILITIES AND SERVICE SYSTEMS– No mitigation required



CITY OF HAYWARD MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Hayward finds that could not have a significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

I. PROJECT DESCRIPTION:

Zone Change No. PL-2003-0533 & Vesting Tentative Tract Map 7470/PL-2003-0534 – Request to Change the Zoning from an Agriculture (A) district to a Planned Development (PD) district and Subdivide 5 acres and Build 46 Homes. – Chris Davenport for Trumark Companies (Applicant)/ The Domoto Family Partners LP (Owner). The Project Location Is 26521 Whitman Street, in Hayward, California.

II. FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT:

The proposed project could not have a significant effect on the environment.

FINDINGS SUPPORTING DECLARATION:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project, with the recommended mitigation measures, could not result in significant effects on the environment.
2. The project will not adversely affect any scenic resources. A lighting plan will be required to ensure that light and glare does not affect area views. Landscape plans will be required to ensure that the number and sizes of trees is not substantially reduced during construction of the project
3. The project will not have an adverse effect on agricultural land since the property is surrounded by urban uses and it is too small to be used for agriculture.
4. The project will not result in significant impacts related to changes into air quality. When the property is developed the City will require the developer to submit a construction Best Management Practice (BMP) program prior to the issuance of any grading or building permit. This program will include sprinkling the site with water as needed to keep dust to a minimum.
5. The project will not result in significant impacts to biological resources such as wildlife and wetlands. The site contains habitat that is suitable for raptors and burrowing owls, however, pre-construction surveys will be conducted to ensure that no birds are disturbed.

6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains.
7. The project site is not located within a "State of California Earthquake Fault Zone", however, construction will be required to comply with the Uniform Building Code standards to minimize seismic risk due to ground shaking. Furthermore, a soils investigation report will be required to ensure that building foundations are adequately designed for the soil type on-site.
8. The project will not lead to the exposure of people to hazardous materials.
9. The project will meet all water quality standards. Drainage improvements will be made to accommodate storm water runoff.
10. The project is consistent with the policies of the City General Policies Plan, the City of Hayward Design Guidelines and the Zoning Ordinance.
11. The project could not result in a significant impact to mineral resources because extraction of mineral resources would be infeasible due to the property being surrounded by urban uses.
12. The project will not have a significant noise impact. Any noise impacts will be limited to the construction of the project, which will be limited to the hours of 7 a.m. to 7 p.m.
13. The project will not result in a significant impact to public services.
14. The project will not result in significant impacts to traffic or result in changes to traffic patterns or emergency vehicle access. Because the intersection of the new public street with Whitman Street is too sharp for trucks to make right turns into the development, sign will be posted prohibiting trucks from making right turns from Whitman Street onto the new public street.

I. ***PERSON WHO PREPARED INITIAL STUDY:***



Erik J. Pearson, AICP Associate Planner

Dated: June 17, 2004

II. ***COPY OF INITIAL STUDY IS ATTACHED***

For additional information, please contact the City of Hayward, Planning Division, 777 B Street, Hayward, CA 94541-5007, telephone (510) 583-4210, or e-mail erik.pearson@hayard-ca.gov.

DISTRIBUTION/POSTING

- Provide copies to all organizations and individuals requesting it in writing.
- Reference in all public hearing notices to be distributed 20 days in advance of initial public hearing and/or published once in Daily Review 20 days prior to hearing.
- Project file.
- Post immediately upon receipt at the City Clerk's Office, the Main City Hall bulletin board, and in all City library branches, and do not remove until the date after the public hearing.

Team

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FAX 925/648-3130

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Irvine, CA 92614
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Pleasanton, CA 94588
TEL 925/227-9100
FAX 925/227-9300

Landscape Architect:

VANDERTOOLEN ASSOCIATES
955 Franklin Street
Napa, CA 94559
TEL 707/224-2299
FAX 707/224-6821

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Project Summary

TOTAL UNITS	19	TYPE OF CONSTRUCTION:	V-N
PLAN 1 (P1):	6	OCCUPANCY GROUP:	R-3
PLAN 2 (P2):	11	GARAGE:	U-1
PLAN 3 (P3):	10		
PLAN 4 (P4):	10		
TOTAL:	46		
TOTAL BUILDING COVERAGE:	285		
PARKING			
GARAGE:	92		
ON-STREET:	44		
DRIVEWAY:	44		
WHITMAN STREET:	7		
TOTAL:	187		
PARKING RATIO:	41 PER UNIT		
GROSS AREA: 501 AC			
NET AREA: 39 AC			
PROPOSED NET DENSITY: 119 DU/ACRE			

WHITMAN VILLAGE

Title Sheet

Hayward, California

Trumark
Companies

CONSULTANTS:



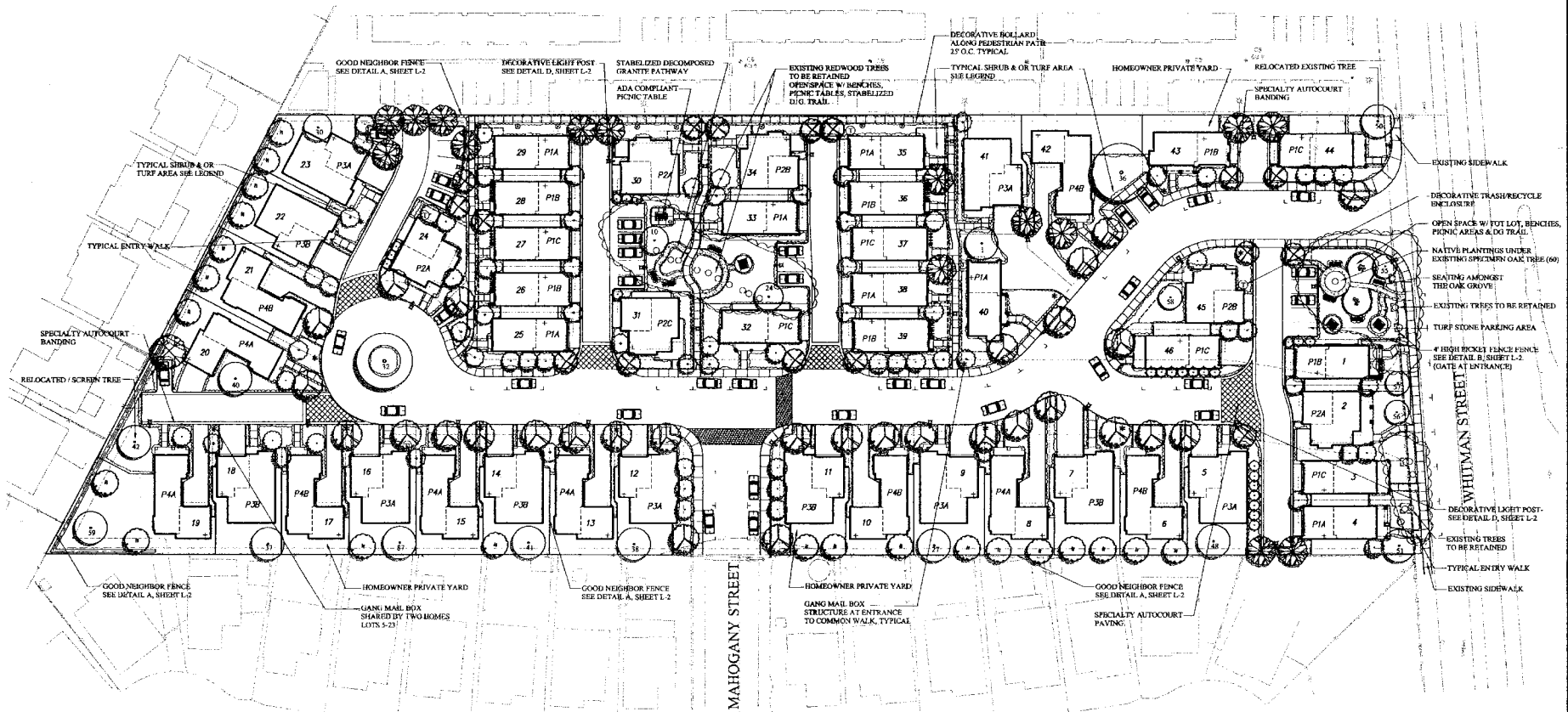
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REVISION DATE(S): 6/7/2004

KTGY JOB NO. 2003-529

T-1

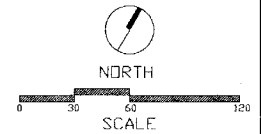
WHITMAN VILLAGE



TREE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
LASERSTROEMIA L. TOSONIANA	RED GRAPE MYRTLE	15 GALLON
ACER R. RED SUNSET	RED MAPLE	24" BOX
PLATANUS A. 'OLD LONDON'	LONDON PLANE TREE	24" BOX
PRUNUS C. 'CHAQUILLO'	CHALKLEAF PRUNE	15 GALLON
PYRUS C. 'CHANTRELLE'	FLOWERING PEAR	24" BOX
LOPHOSPERMUM CONFERTIFOLIUM	BRISBANE BOX	15 GALLON

BOTANICAL NAME	COMMON NAME	SIZE
CALLISTEMON CITRINUS	LEMON BOTTLERUSH	15 GALLON
RAPHANOBRASSICA 'SPRINGTIME'	BRASSICA	15 GALLON
SAPINDUS TRIFLORUS	CHINESE TALL OIL	24" BOX
EXISTING RELOCATED TREE		
EXISTING TREE TO REMAIN IN PLACE		

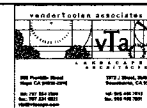


**SITE & LANDSCAPE PLAN
WHITMAN VILLAGE**

**Whitman Village
Hayward,
California**

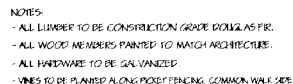
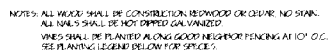
**Trumark
Companies**

CONSULTANTS:

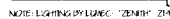


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L-1



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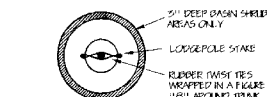


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[illegible]

NOTES:
ALL STREET TREES ARE SUBJECT TO APPROVAL BY THE CITY OF HAYWARD'S ARBORIST.
ALL LANDSCAPE PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM
IN COMPLIANCE WITH THE LANDSCAPE AND IRRIGATION GUIDELINES OF THE CITY OF HAYWARD.
DENOTES DROUGHT TOLERANT PLANT

SCALE: N.T.S



PLAN

- | | | | |
|---|---|---|---|
| 1 | TREE | 3 | 2" DEEP BAGIN W/ DARK MULCH 2" DEPTH |
| 2 | 2" DIA LOG/GELOE | 4 | SHRUB AREAS ONLY |
| 3 | PINK SHADE-SET PLANTING TO PREVALUING | 5 | FINISH GRADE |
| 4 | KLEBER MUST ATT 5' KNOT AND ITCH TO STAKE W/ ROOFING TACK | 6 | PREPARED BACKFILL |
| 5 | TREE ROTOHALL | 7 | (4) 2.0 GRAM PLANT TABLET PER 4" OF BOX SIZE. SEE #12 |
| | | 8 | GENERAL PLANTING NOTES, SHEET X |
| | NOTE: | 9 | "ARBORCUE" TREE TRUNK PROTECTOR 4" DIA. BY PRESTON ORESONA 415.457-9700 |
| | SEE GROWN OF ABOVE GR. | | INSTALL IN TUFF LOCATIONS |

SCALE: N.T.S.

[illegible]

BOTANICAL NAME	COMMON NAME	SIZE
CLYTOSTOMA CALLISTEIGOIDES	VIOLET TRUMPET VINE	5 GALLON
DIODIOSYBUCONATORIA	BLOODRED TRUMPET VINE	5 GALLON
GEISENBIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GALLON
KARDEBERGIA VIOLEACEA	LEUC VINE	5 GALLON
JASMINUM POLYANTHUM	PINK JASMINE	5 GALLON

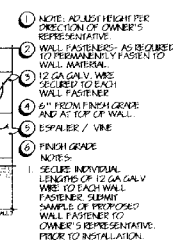
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NOTES:

1. SCARIFY SIDES OF PLANTING PIT.
2. ON SLOPES, PROVIDE SAUCER RIM ON DOWNHILL SIDES.

SCALE: N.T.S



SCALE: N.T.S.

CONSULTANTS:



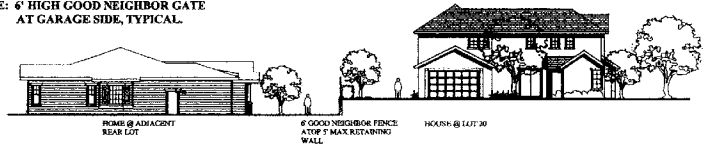
L-2



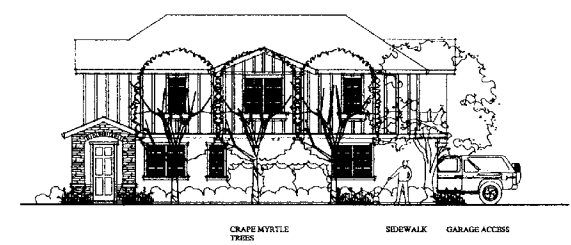
FENCE LEGEND

- 6' GOOD NEIGHBOR FENCE - SEE DETAIL A, SHEET L-2
- - - - - LOW PICKET FENCE - SEE DETAIL B, SHEET L-2
- ① DECORATIVE TRASH ENCLOSURE
- + MAN DOOR LOCATION

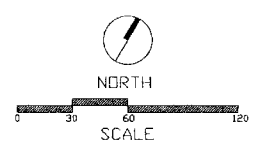
NOTE: 6' HIGH GOOD NEIGHBOR GATE AT GARAGE SIDE, TYPICAL.



SECTION AT LOT 20
1/16" = 1'-0"



ELEVATION AT LOT 25
1/8" = 1'-0"

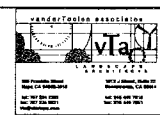


**FENCING PLAN
WHITMAN VILLAGE**

**Whitman Village
Hayward,
California**

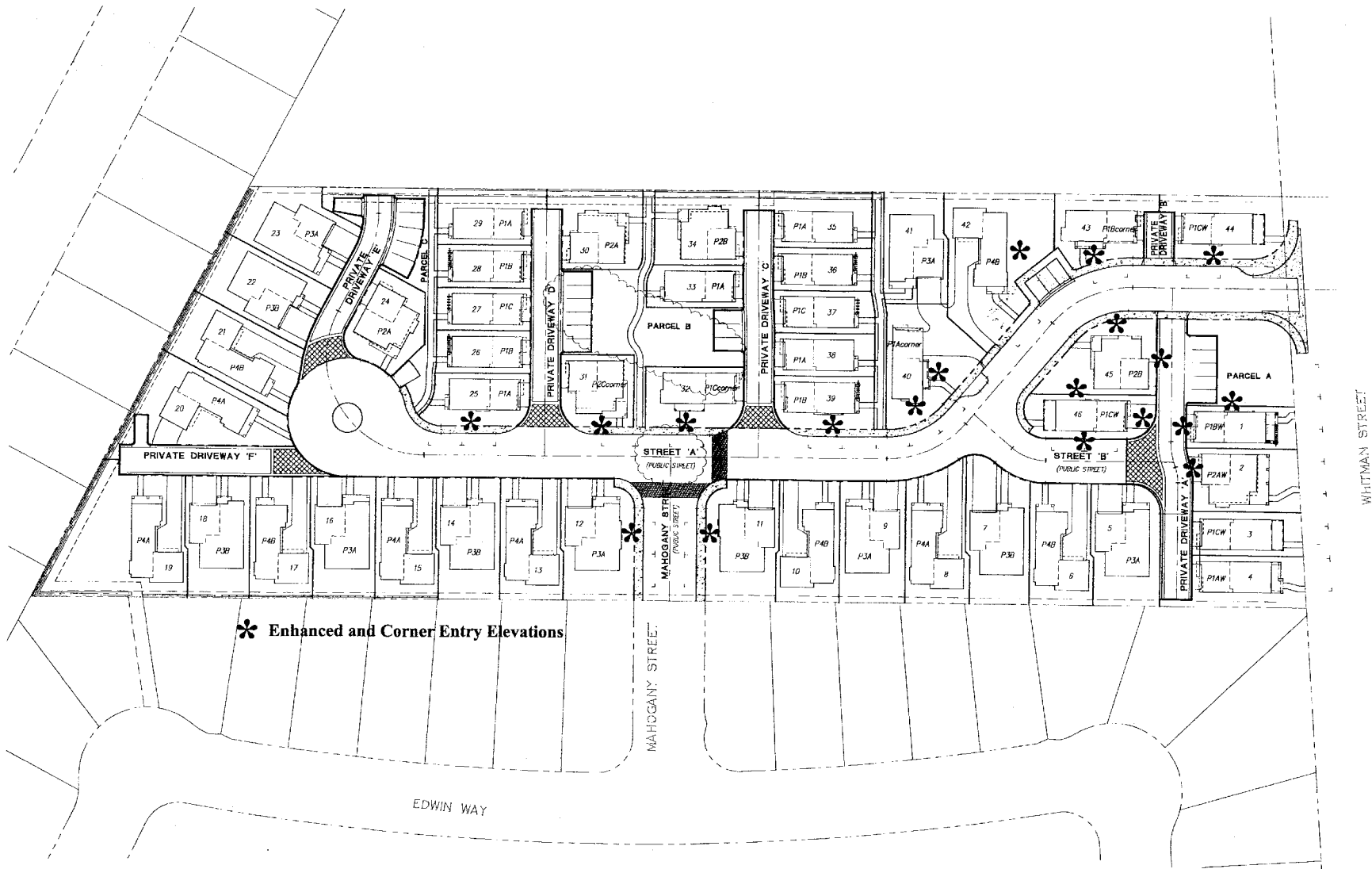
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Companies**

CONSULTANTS:



REVISION DATE(S):

WHITMAN VILLAGE



* Enhanced and Corner Entry Elevations

Plotting Plan

Hayward, California

**Trumark
Companies**

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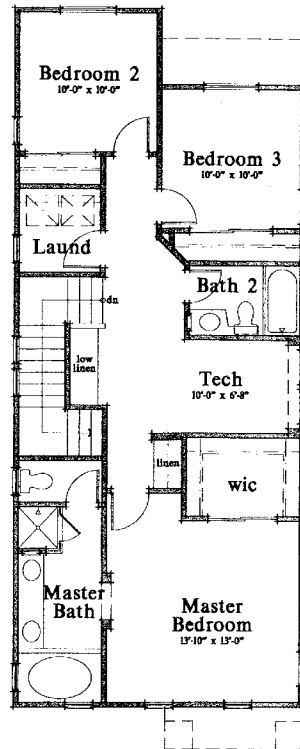
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NORTH

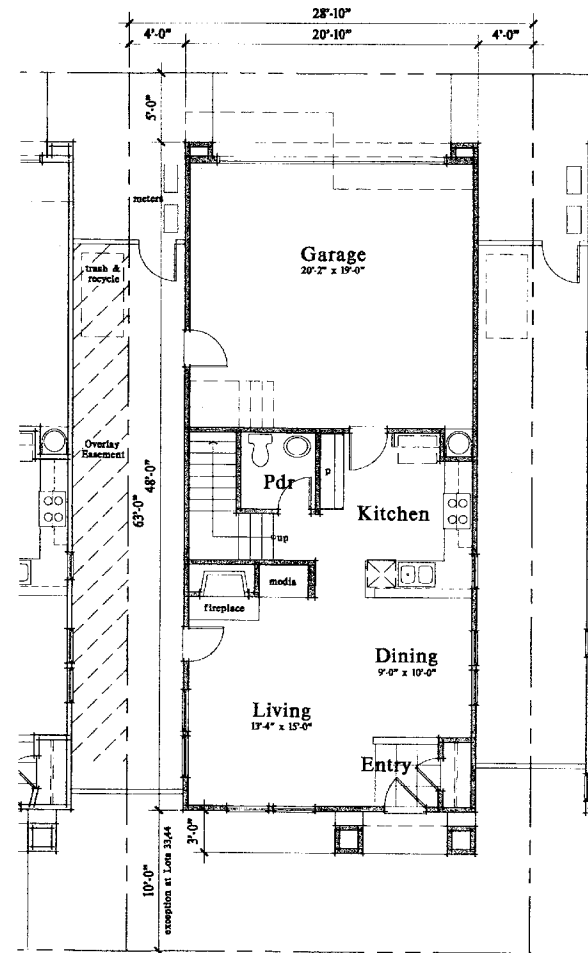


SCALE

A-1



Second Floor



First Floor

Floor Plan
3 Bedrooms
2 1/2 Bath
1489 Sq Ft

Plan 1 Floor Plan

Hayward, California

Trumark
Companies

CONSULTANTS:



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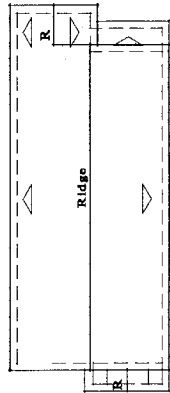
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SCALE:

A-2

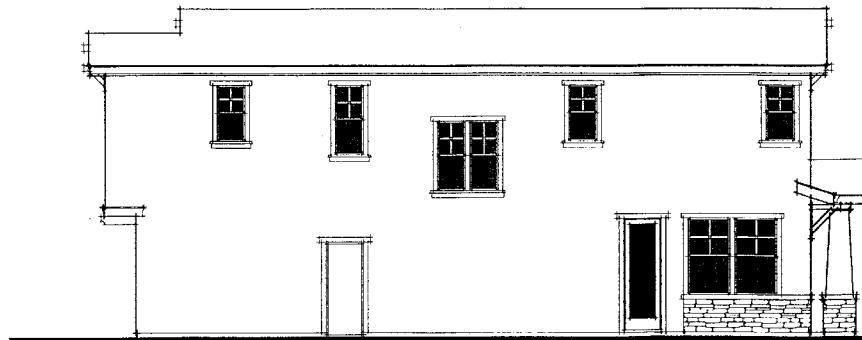
WHITMAN VILLAGE

Slope 4:12 U.N.O.

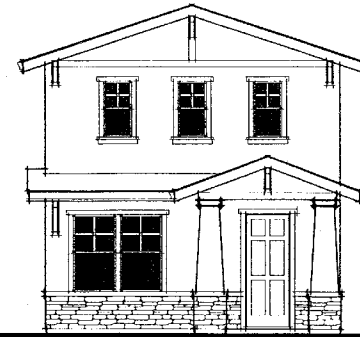


Roof Plan

Note: No Roof Mounted Equipment.



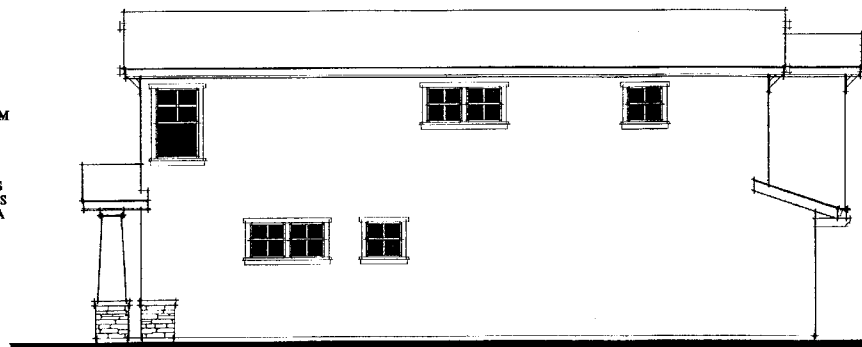
Left Elevation



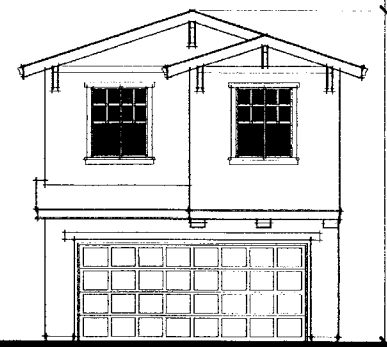
Front Elevation

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENEER
- 6 WOOD CORBELS
- 7 WOOD GABLE END DETAIL
- 8 WOOD KICKERS AND OUTLOOKERS
- 9 METAL SECTIONAL GARAGE DOORS
- 10 12" OVERHANG WITH WOOD FASCIA



Right Elevation



Rear Elevation

Plan 1A Elevations

Hayward, California

**Trumark
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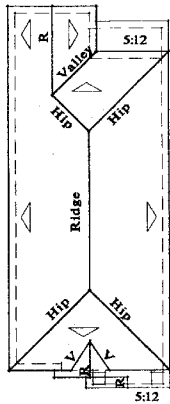
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SCALE

WHITMAN VILLAGE

A-3

Slope 8:12 U.N.O.

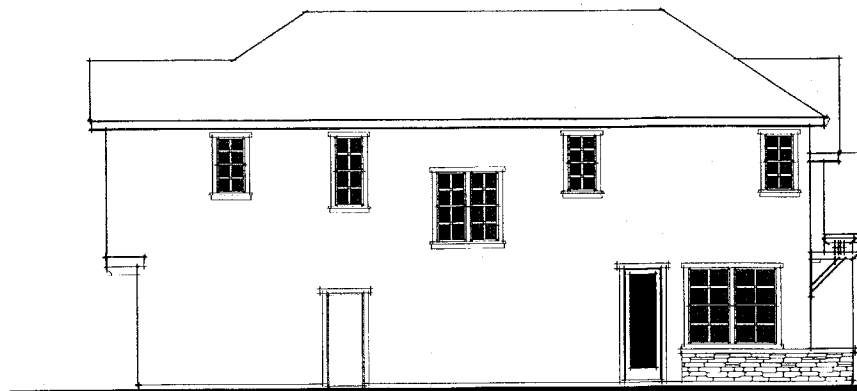


Roof Plan □ — □

Note: No Roof Mounted Equipment.

MATERIAL LEGEND

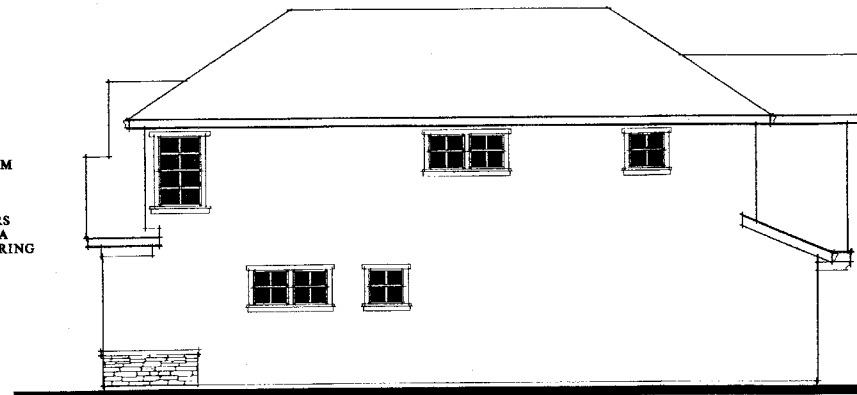
- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 WOOD GABLE END DETAIL
- 5 STONE VENEER
- 6 WOOD CORBELS & TRELLIS
- 7 METAL SECTIONAL GARAGE DOORS
- 8 12" OVERHANG WITH WOOD FASCIA
- 9 STUCCO OVER FOAM HALF TIMBERING
- 10 WOOD WINDOW SHELF



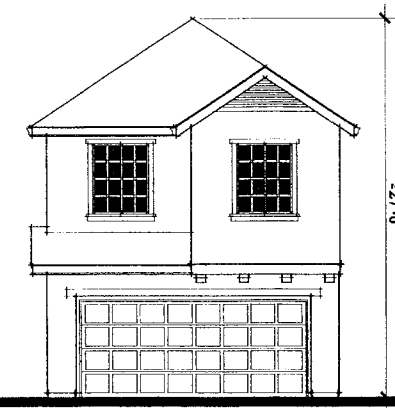
Left Elevation



Front Elevation



Right Elevation



Rear Elevation

Plan 1B Elevations

Hayward, California

**Trumark
Companies**

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CONSULTANTS:



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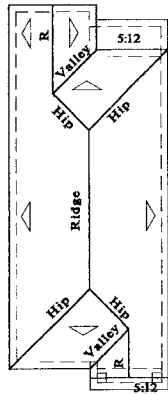
KTGY JOB NO. 2003-529

SCALE

WHITMAN VILLAGE

A-4

Slope 8:12 U.N.O.

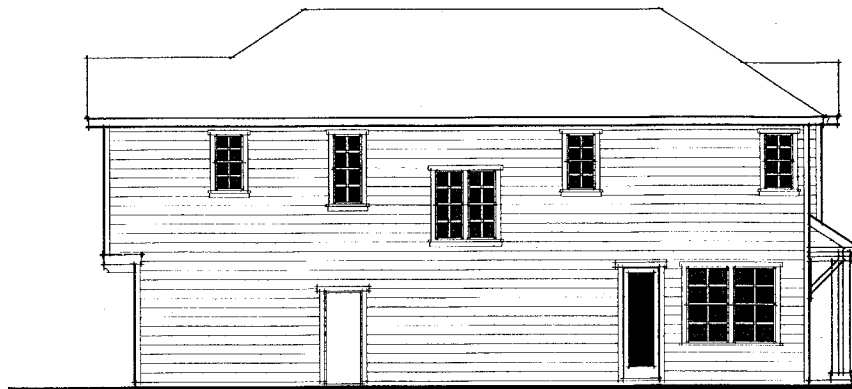


Roof Plan

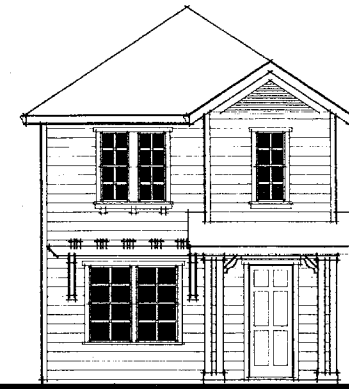
Note: No Roof Mounted Equipment.

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 CEMENT FIBER LAP SIDING
- 3 WOOD WINDOW TRIM
- 4 WOOD GABLE END DETAIL
- 5 WOOD PORCH POSTS
- 6 WOOD CORBELS & TRELLIS
- 7 METAL SECTIONAL GARAGE DOORS
- 8 12" OVERHANG WITH WOOD FASCIA



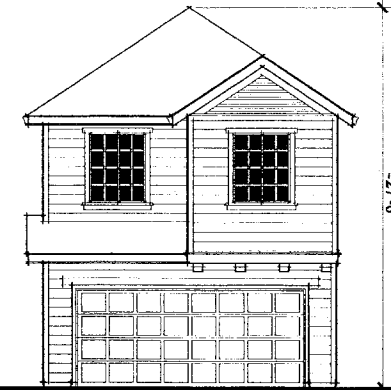
Left Elevation



Front Elevation



Right Elevation



Rear Elevation

Plan 1C Elevations

Hayward, California

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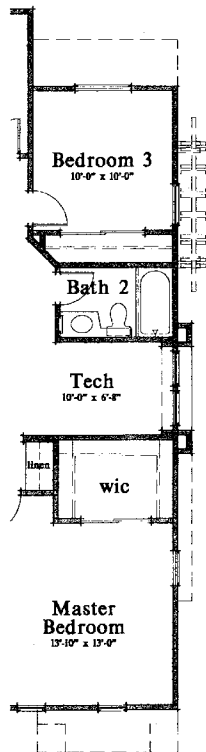
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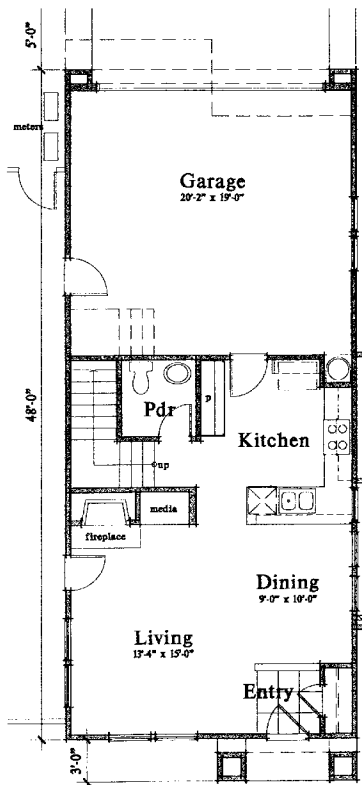
SCALE

WHITMAN VILLAGE

A-5



Plan 1A Second Floor
LOT 25



Plan 1A First Floor
LOT 25

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENEER
- 6 WOOD RAILING AND TRELLIS
- 7 GABLE END DETAIL
- 8 WOOD KICKERS AND OUTLOOKERS
- 9 METAL SECTIONAL GARAGE DOORS
- 10 12" OVERHANG WITH WOOD FASCIA

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM HALF TIMBERING
- 4 STUCCO OVER FOAM WINDOW TRIM
- 5 STONE VENEER
- 6 GABLE END DETAIL
- 7 WOOD CORBELS & TRELLIS
- 8 METAL SECTIONAL GARAGE DOORS
- 9 12" OVERHANG WITH WOOD FASCIA



Plan 1A Right Elevation
LOT 25



Plan 1B Right Elevation
LOT 39

WHITMAN VILLAGE

Plan 1 A/B Enhanced

Hayward, California

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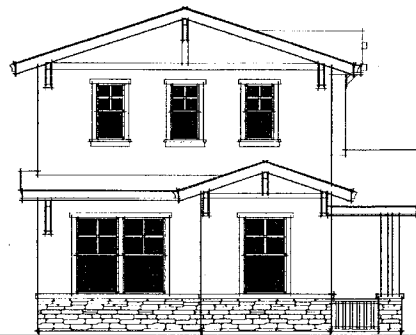
KTGY JOB NO. 2003-529

SCALE

A-6

MATERIAL LEGEND

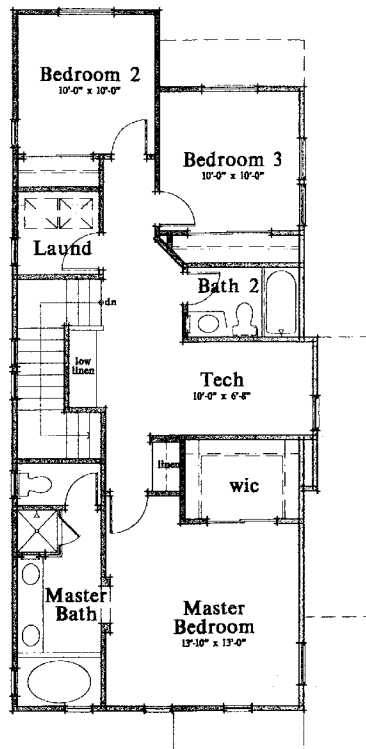
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- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENEER
- 6 GABLE END DETAIL
- 7 WOOD KICKERS AND OUTLOOKERS
- 8 METAL SECTIONAL GARAGE DOORS
- 9 12" OVERHANG WITH WOOD FASCIA
- 10 WOOD SHUTTERS
- 11 WOOD RAILING & TRELLIS



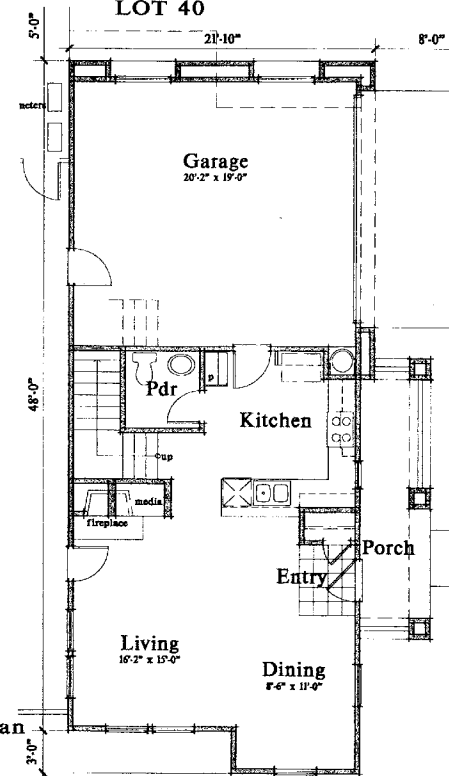
Plan 1A Front Elevation
LOT 40



Plan 1A Right Elevation
LOT 40



Plan 1A Second Floor Plan
LOT 40



Plan 1A First Floor Plan
LOT 40

WHITMAN VILLAGE

Plan 1A Corner Entry

Hayward, California

Trumark
Companies

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KTGY JOB NO. 2003-529

SCALE

A-7

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM HALF TIMBERING
- 4 STUCCO OVER FOAM WINDOW TRIM
- 5 STONE VENER
- 6 GABLE END DETAIL
- 7 WOOD CORBELS & WINDOW SHELF
- 8 METAL SECTIONAL GARAGE DOORS
- 9 12" OVERHANG WITH WOOD FASCIA
- 10 WOOD RAILING & BRACKETS



Plan 1B Front Elevation
LOT 43



Plan 1B Right Elevation
LOT 43

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 CEMENT FIBER LAP SIDING
- 3 WOOD WINDOW TRIM
- 4 WOOD PORCH POSTS, RAILING, & BRACKETS
- 5 GABLE END DETAIL
- 6 METAL SECTIONAL GARAGE DOORS
- 7 12" OVERHANG WITH WOOD FASCIA
- 8 WOOD TRELLIS



Plan 1C Front Elevation
LOT 32



Plan 1C Right Elevation
LOT 32

**Plan 1 B/C Corner Entry
Elevations**

Hayward, California

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KTGY JOB NO. 2003-529

SCALE

WHITMAN VILLAGE

A-8

MATERIAL LEGEND

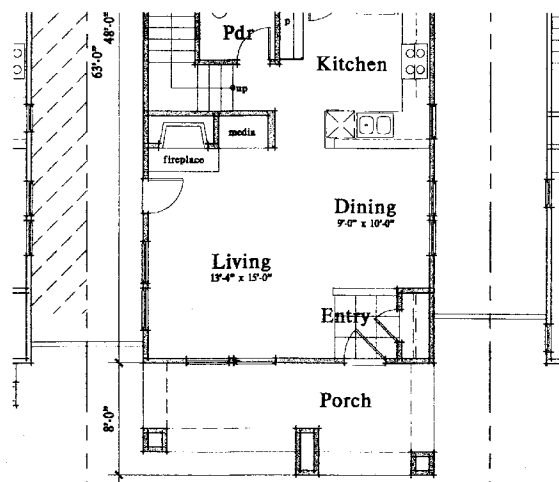
- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENEER
- 6 WOOD RAILING
- 7 GABLE END DETAIL
- 8 WOOD KICKERS AND OUTLOOKERS
- 9 METAL SECTIONAL GARAGE DOORS
- 10 12" OVERHANG WITH WOOD FASCIA



Plan 1A Left Elevation
LOT 4

Plan 1A Front Elevation
LOT 4

Plan 1A Right Elevation
LOT 4



Plan 1A First Floor Plan
LOT 4

Plan 1A Whitman

Hayward, California

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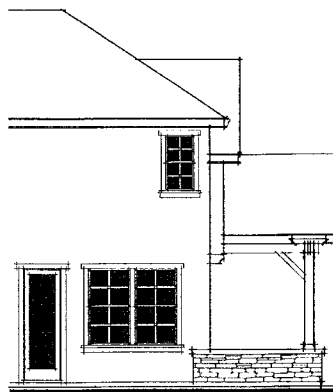
SCALE

A-9

WHITMAN VILLAGE

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM HALF TIMBERING
- 4 STUCCO OVER FOAM WINDOW TRIM
- 5 STONE VENEER
- 6 WOOD GABLE END DETAIL
- 7 WOOD CORBELS AND TRELLIS
- 8 WOOD PORCH POSTS AND BRACKETS
- 9 WOOD WINDOW SHELF
- 10 METAL SECTIONAL GARAGE DOORS
- 11 12" OVERHANG WITH WOOD FASCIA



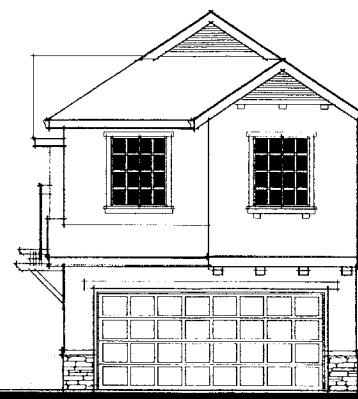
Plan 1B Left Elevation
LOT 1



Plan 1B Front Elevation
LOT 1



Plan 1B Right Elevation
LOT 1



Plan 1B Rear Elevation
LOT 1

WHITMAN VILLAGE

Plan 1B
Whitman Elevations

Hayward, California

Trumark
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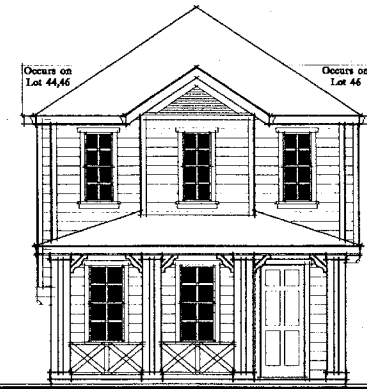
A-10

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 CEMENT FIBER LAP SIDING
- 3 WOOD WINDOW TRIM
- 4 WOOD PORCH POSTS AND BRACKETS
- 5 WOOD RAILING
- 6 WOOD GABLE END DETAIL
- 7 METAL SECTIONAL GARAGE DOORS
- 8 12" OVERHANG WITH WOOD FASCIA
- 9 WOOD WINDOW SHELF



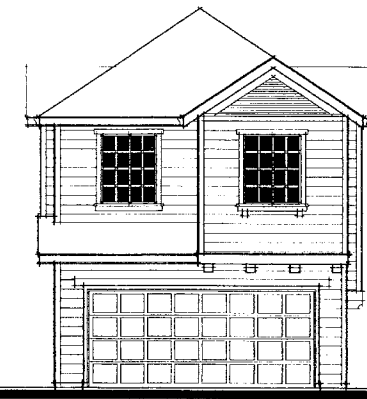
Plan 1C Left Elevation
LOT 46



Plan 1C Front Elevation
LOT 3, 44, 46



Plan 1C Right Elevation
LOT 44, 46



Plan 1C Rear Elevation
LOT 46

WHITMAN VILLAGE

Plan 1C
Whitman Elevations

Hayward, California

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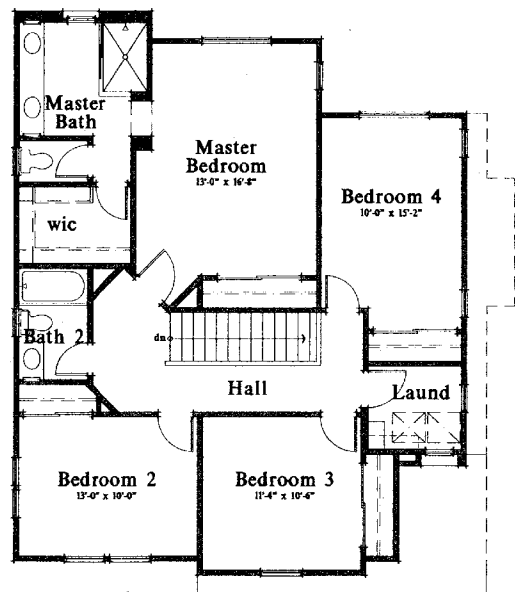
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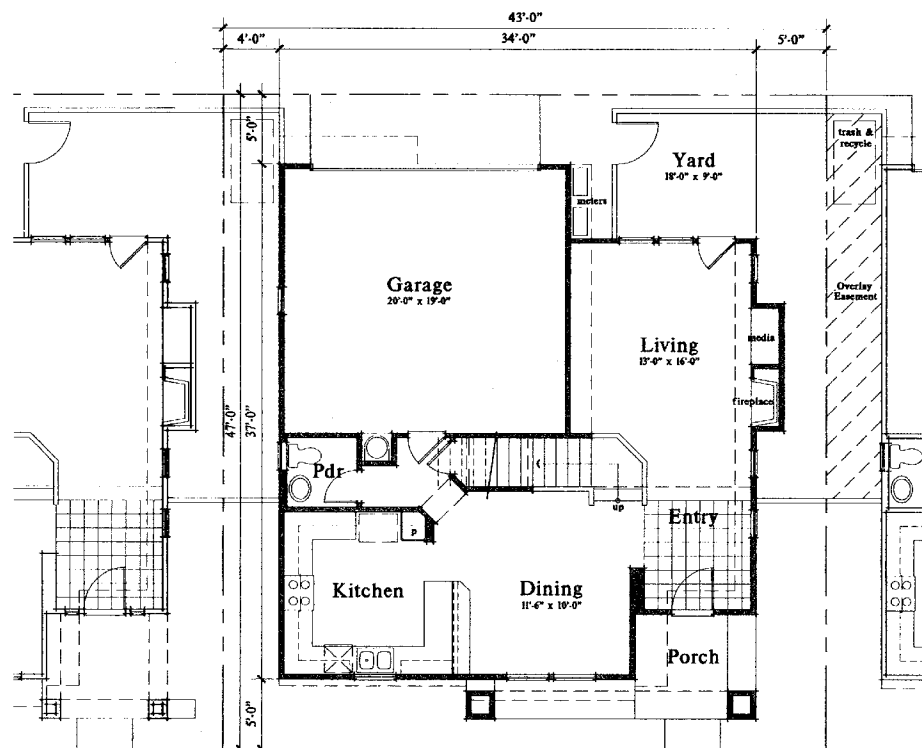
KTGY JOB NO. 2003-529

SCALE

A-11



Second Floor



First Floor

Floor Plan
4 Bedrooms
2 1/2 Bath
1863 Sq Ft

WHITMAN VILLAGE

Plan 2 Floor Plan

Hayward, California

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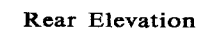
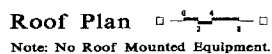
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KTGY JOB NO. 2003-529

SCALE

A-12



MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM ON STUCCO
- 4 CEMENT FIBER LAP SIDING
- 5 WOOD WINDOW TRIM ON SIDING
- 6 WOOD SHUTTERS
- 7 WOOD KICKERS AND OUTLOOKERS
- 8 WOOD CORBELS
- 9 STONE VENEER
- 10 METAL SECTIONAL GARAGE DOORS
- 11 12" OVERHANG WITH WOOD FASCIA
- 12 WOOD BALCONY END DETAIL

Plan 2A Elevations

Hayward, California

**Trumark
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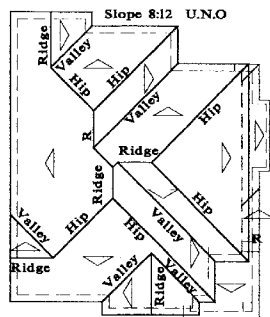
REVISION DATE(S): 6/7/2004

KTGY JOB NO. 2003-529

SCAL

WHITMAN VILLAGE

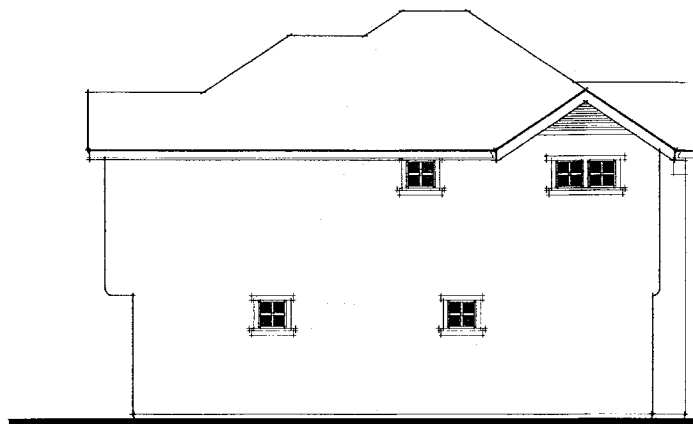
A-13



Roof Plan 
 Note: No Roof Mounted Equipment.

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENEER
- 6 WOOD SHUTTERS
- 7 WOOD GABLE END DETAIL
- 8 METAL SECTIONAL GARAGE DOORS
- 9 12" OVERHANG WITH WOOD FASCIA
- 10 WOOD WINDOW SHELF



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

WHITMAN VILLAGE

Plan 2B Elevations

Hayward, California

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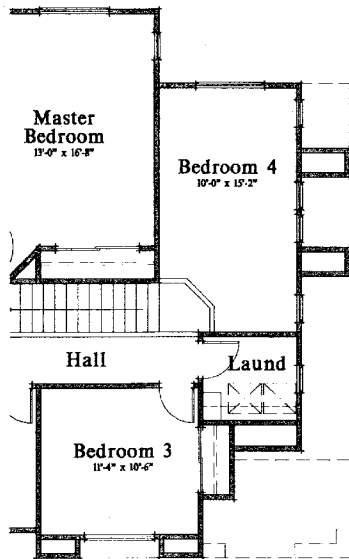
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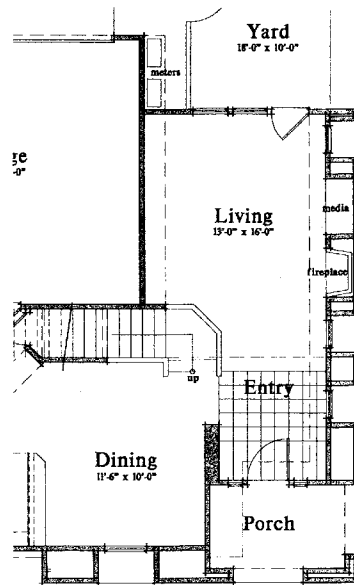
KTGY JOB NO. 2003-529

SCALE

A-14



Plan 2B Second Floor
LOT 45



Plan 2B First Floor
LOT 45

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENEER
- 6 GABLE END DETAIL
- 7 METAL SECTIONAL GARAGE DOORS
- 8 12" OVERHANG WITH WOOD FASCIA
- 9 WOOD SHUTTERS
- 10 WOOD KICKERS AND OUTLOOKERS
- 11 WOOD CORBELS & TRELLIS



Plan 2A Rear Elevation
LOT 2

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 GABLE END DETAIL
- 5 STONE VENEER
- 6 WOOD CORBELS & TRELLIS
- 7 METAL SECTIONAL GARAGE DOORS
- 8 12" OVERHANG WITH WOOD FASCIA
- 9 WOOD KICKERS AND OUTLOOKERS
- 10 WOOD WINDOW SHELF



Plan 2B Right Elevation
LOT 45



Plan 2B Rear Elevation
LOT 45

Plan 2 Enhanced

Hayward, California

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KTGY JOB NO. 2003-529

SCALE

A-15

WHITMAN VILLAGE

MATERIAL LEGEND

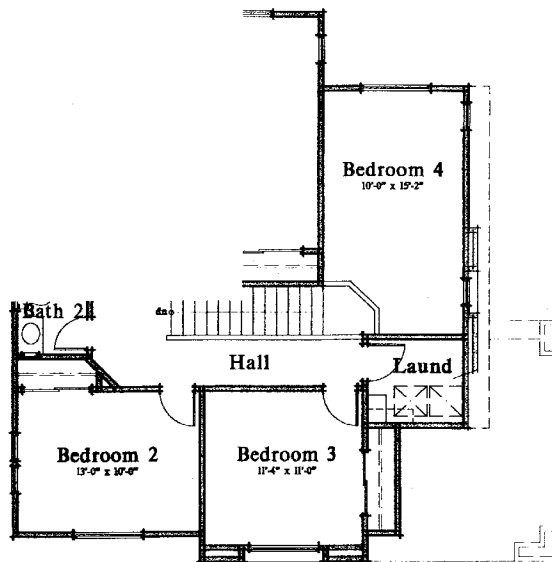
- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STUCCO COLUMNS
- 5 STONE VENEER
- 6 GABLE END DETAIL
- 7 METAL SECTIONAL GARAGE DOORS
- 8 12" OVERHANG WITH WOOD FASCIA
- 9 WOOD SHUTTERS
- 10 WOOD WINDOW SHELF



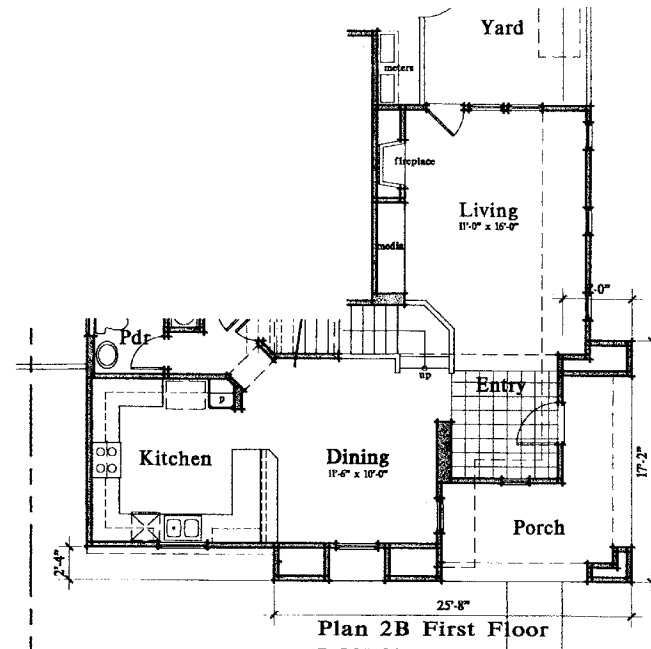
Plan 2B Front Elevation
LOT 31



Plan 2B Right Elevation
LOT 31



Plan 2B Second Floor
LOT 31



Plan 2B First Floor
LOT 31

WHITMAN VILLAGE

Plan 2B
Corner Entry

Hayward, California

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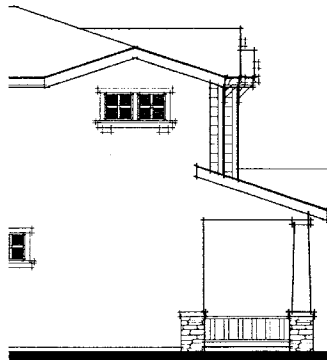
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SCALE

A-16



Plan 2A Left Elevation
LOT 2



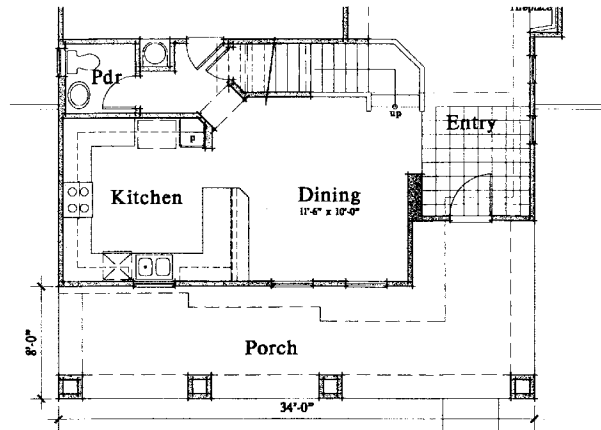
Plan 2A Front Elevation
LOT 2



Plan 2A Right Elevation
LOT 2

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM ON STUCCO
- 4 CEMENT FIBER LAP SIDING
- 5 WOOD WINDOW TRIM ON SIDING
- 6 WOOD RAILING
- 7 CEMENT FIBER LAP SIDING
- 8 WOOD WINDOW TRIM ON SIDING
- 9 WOOD GABLE END DETAIL
- 10 STONE VENEER
- 11 WOOD CORBELS
- 12 METAL SECTIONAL GARAGE DOORS
- 13 12" OVERHANG WITH WOOD FASCIA
- 14 STONE VENEER WHERE SHOWN
- 15 WOOD KICKERS AND OUTLOOKERS
- 16 WOOD RAILING



Plan 2A First Floor
LOT 2

**Plan 2A
Whitman**

Hayward, California

**Trumark
Companies**

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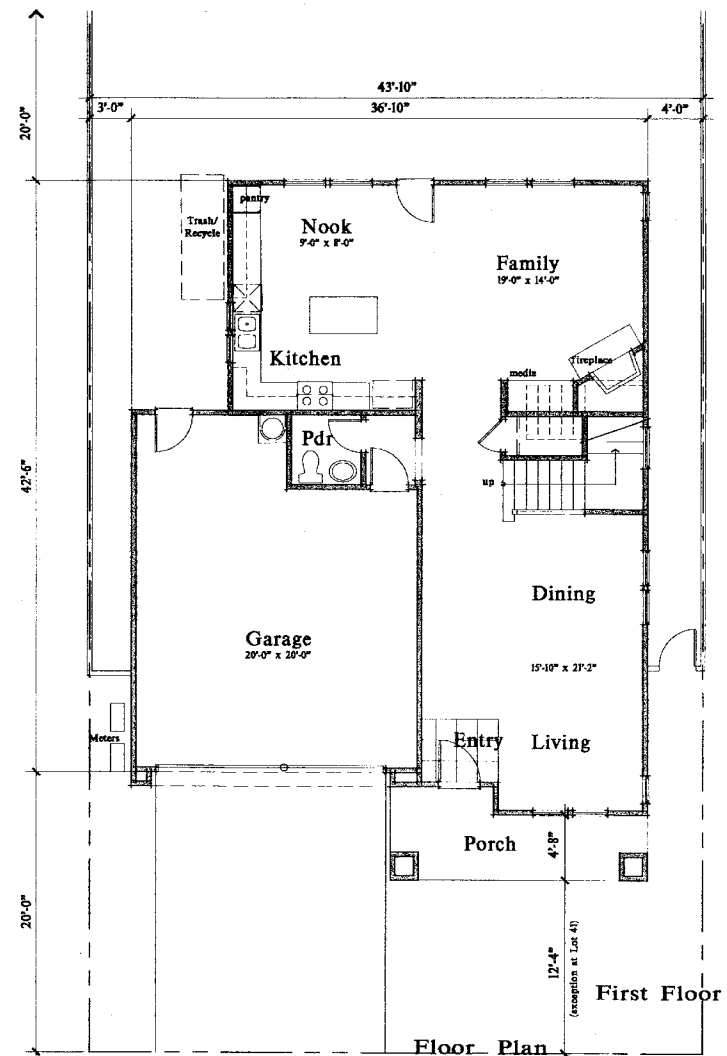
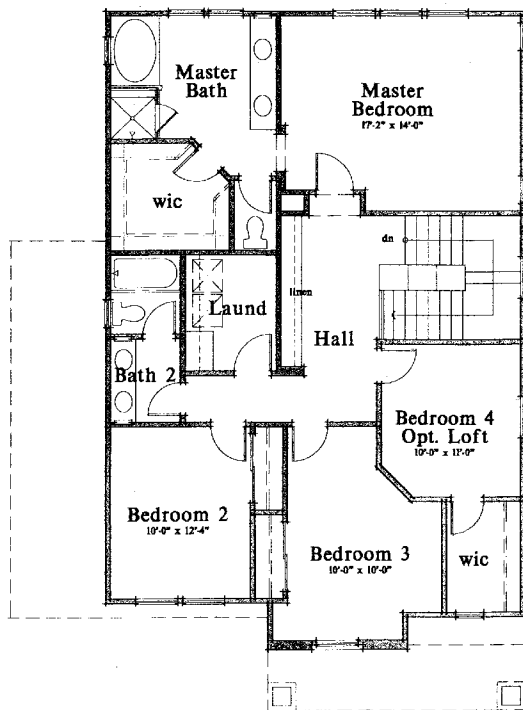
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KTGY JOB NO. 2003-529

SCALE

WHITMAN VILLAGE

A-17



Floor Plan

4 Bedrooms
Opt. Loft
2 1/2 Bath
2243 Sq Ft

First Floor

WHITMAN VILLAGE

Plan 3 Floor Plan

Hayward, California

Trumark
Companies

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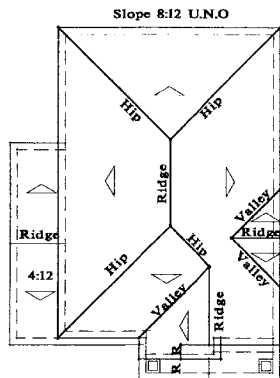
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SCALE

A-18

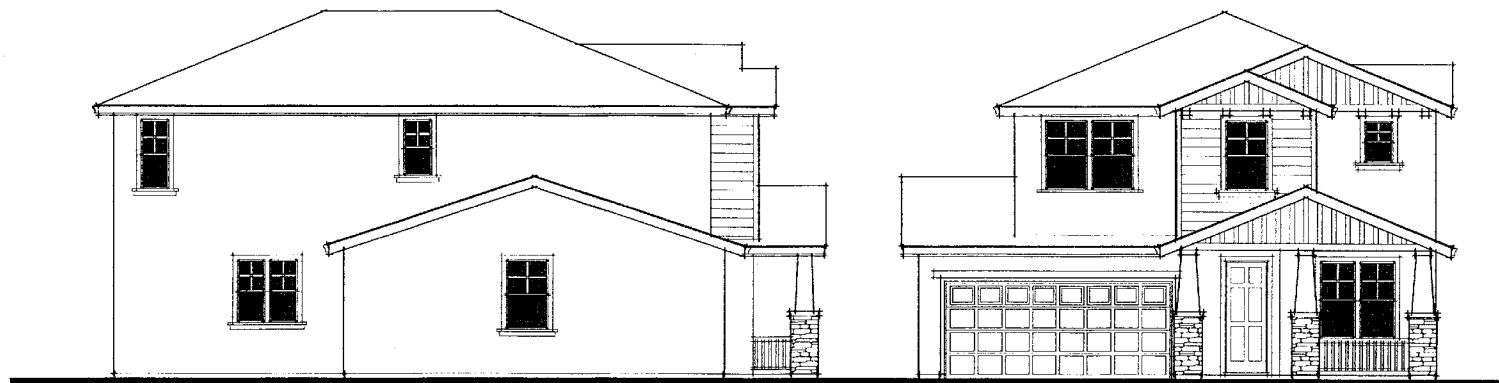


Roof Plan □ — — — □

Note: No Roof Mounted Equipment.

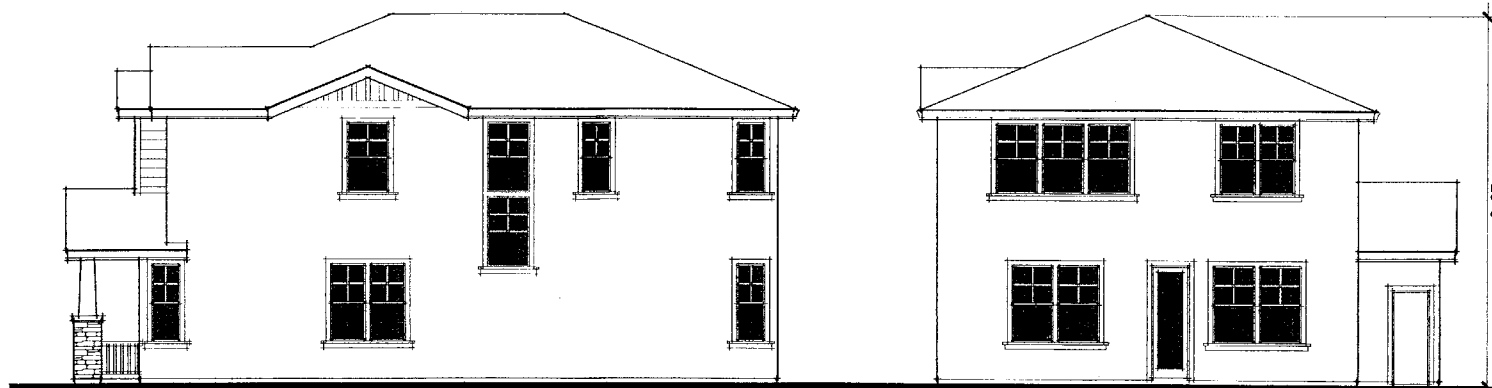
MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 CEMENT FIBER LAP SIDING
- 5 WOOD WINDOW TRIM ON SIDING
- 6 WOOD RAILING
- 7 STONE VENEER
- 8 WOOD BRACKETS
- 9 WOOD SHUTTERS
- 10 METAL SECTIONAL GARAGE DOORS
- 11 GABLE END DETAIL
- 12 12" OVERHANG WITH WOOD FASCIA
- 13 WOOD WINDOW SHELF



Left Elevation

Front Elevation



Right Elevation

Rear Elevation

Plan 3A Elevations

Hayward, California

**Trumark
Companies**

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Phone: (510) 485-0000, Fax: (510) 485-0100, www.trumark.com

CONSULTANTS:



KTGY GROUP, INC.
ARCHITECTURE PLANNING
17000 MITCHELL ROAD
IRVINE, CALIFORNIA 92614
(949) 861-2100 FAX (949) 861-8100
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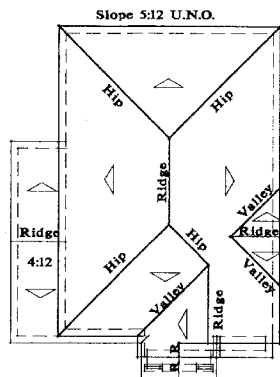
REVISION DATE(S): 6/7/2004

KTGY JOB NO. 2003-529

SCALE

WHITMAN VILLAGE

A-19



Roof Plan □ — 1" = 12'

Note: No Roof Mounted Equipment.

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 GABLE END DETAIL
- 5 STUCCO COLUMNS
- 6 WOOD CORBELS
- 7 WOOD WINDOW SHELVE
- 8 METAL SECTIONAL GARAGE DOORS
- 9 12" OVERHANG WITH WOOD FASCIA



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

Plan 3B Elevations

Hayward, California

**Trumark
Companies**

4141 Woodmark Place, Suite 100, Hayward, California 94605
Phone: (510) 886-0000, FAX: (510) 886-0001, www.trumark.com

CONSULTANTS:



KTGY GROUP, INC.
ARCHITECTURE PLANNING
17882 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 881-8100 FAX (949) 881-8106
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REVISION DATE(S): 6/7/2004

KTGY JOB NO. 2003-529

SCALE
0 1 2 3 4 5 6 7 8 9 10

WHITMAN VILLAGE

A-20

MATERIAL LEGEND

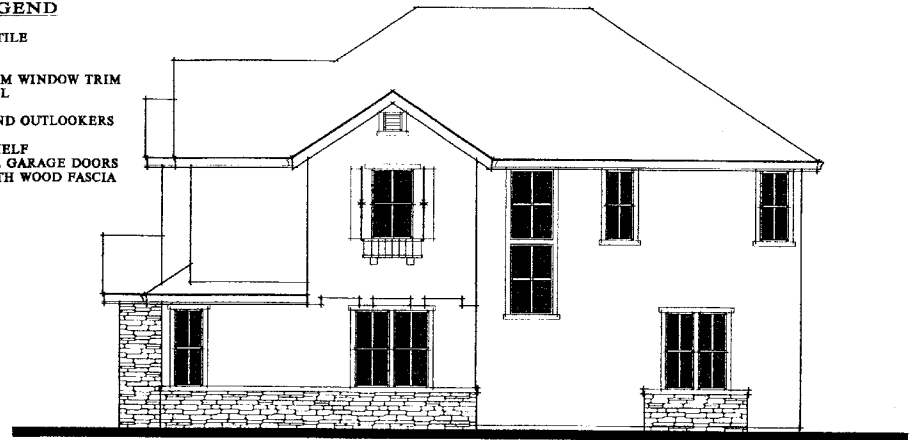
- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 STONE VENEER
- 5 WOOD BRACKETS
- 6 WOOD KICKERS AND OUTLOOKERS
- 7 METAL SECTIONAL GARAGE DOORS
- 8 GABLE END DETAIL
- 9 12" OVERHANG WITH WOOD FASCIA
- 10 WOOD WINDOW SHELF



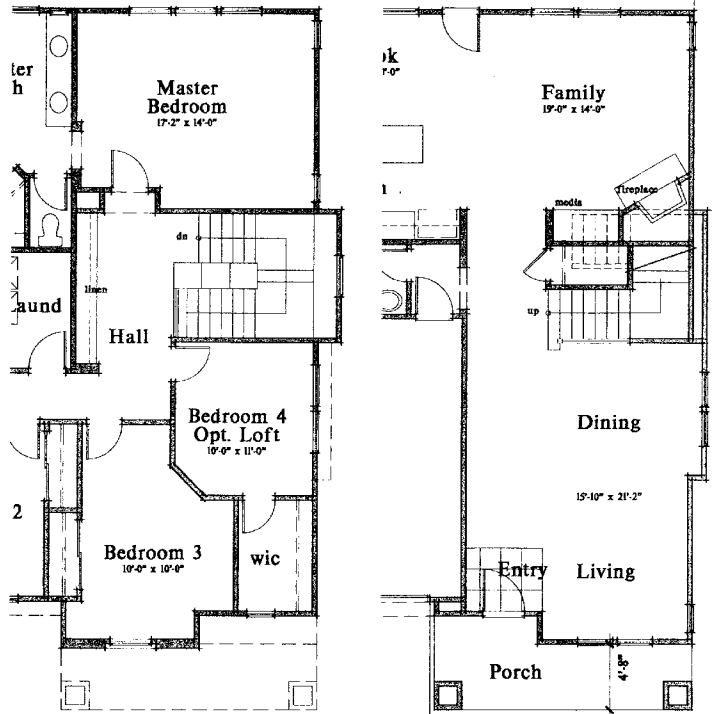
**3A Right Elevation
LOT 12**

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO COLUMNS
- 4 STUCCO OVER FOAM WINDOW TRIM
- 5 GABLE END DETAIL
- 6 WOOD SHUTTERS
- 7 WOOD KICKERS AND OUTLOOKERS
- 8 WOOD CORBELS
- 9 WOOD WINDOW SHELF
- 10 METAL SECTIONAL GARAGE DOORS
- 11 12" OVERHANG WITH WOOD FASCIA
- 12 STONE VENEER



**3B Right Elevation
LOT 11**



**3A Second Floor Plan
LOT 12**

**3A First Floor Plan
LOT 12**

Plan 3 A/B Enhanced

Hayward, California

**Trumark
Companies**

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CONSULTANTS:



KTGY GROUP
ARCHITECTURE P.L.L.C.
17002 MITCHELL BOULEVARD
IRVINE, CALIFORNIA 92614
(949) 861-2120 FAX (949) 861-2121
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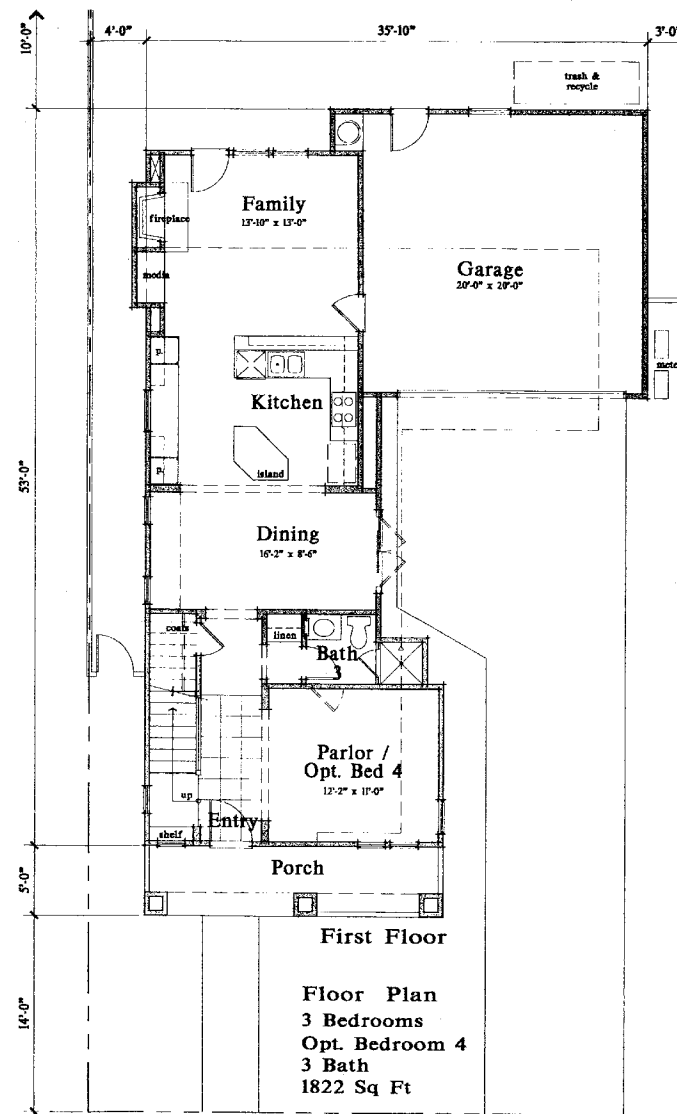
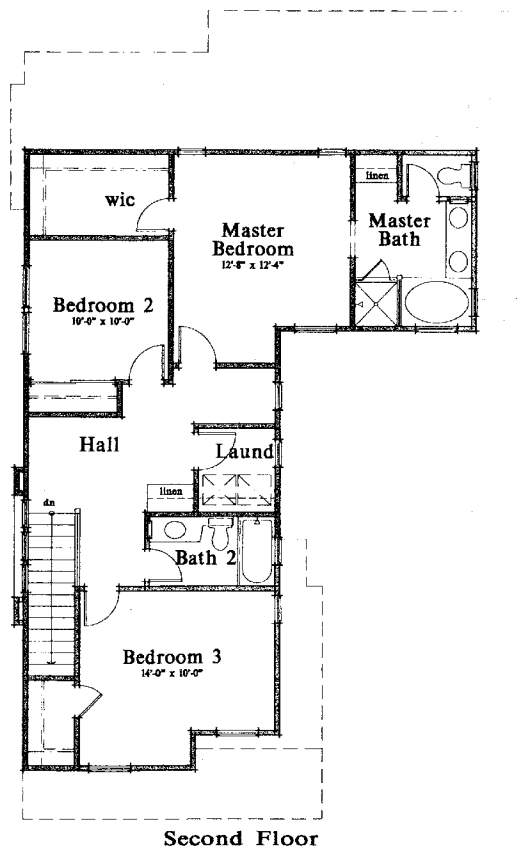
REVISION DATE(S): 6/7/2004

KTGY JOB NO. 2003-529

SCALE

WHITMAN VILLAGE

A-21



Plan 4 Floor Plan

Hayward, California

**Trumark
Companies**

1000 Redwood Park Drive, Hayward, California 94606
 Phone: (510) 285-6300, FAX: (510) 285-6300, www.trumark.com

CONSULTANTS:



KTGY GROUP, INC.
 ARCHITECTURE PLANNING
 17993 MITCHELL SOUTH
 JAYVIE, CALIFORNIA 94594
 (925) 881-2133 FAX (925) 881-0106
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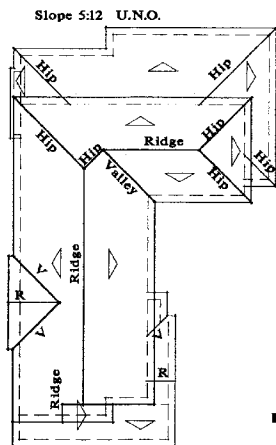
REVISION DATE(S): 6/7/2004

KTGY JOB NO. 2003-529

SCALE

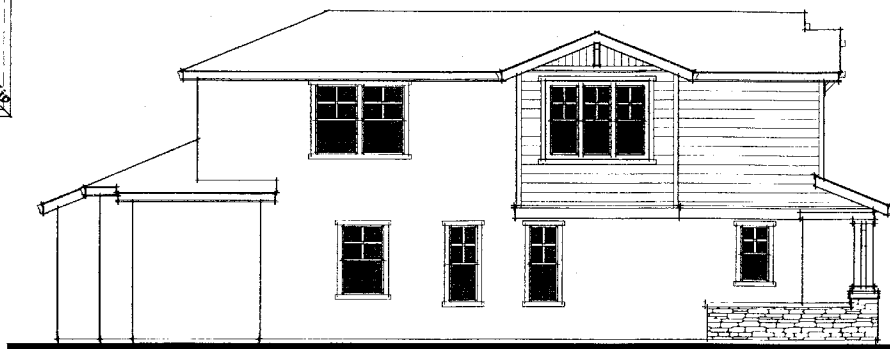
WHITMAN VILLAGE

A-22



Roof Plan

Note: No Roof Mounted Equipment.



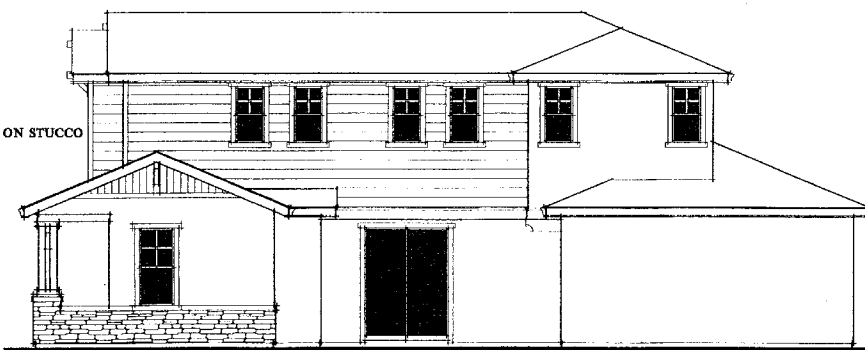
Left Elevation



Front Elevation

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM ON STUCCO
- 4 CEMENT FIBER LAP SIDING
- 5 WOOD EXPOSED RAFTER TAILS
- 6 WOOD KICKERS AND OUTLOOKERS
- 7 WOOD GABLE END DETAIL
- 8 WOOD CORBELS
- 9 WOOD KICKERS AND OUTLOOKERS
- 10 WOOD SHUTTERS
- 11 METAL SECTIONAL GARAGE DOORS
- 12 12" OVERHANG WITH WOOD FASCIA



Right Elevation



Rear Elevation

WHITMAN VILLAGE

Plan 4A Elevations

Hayward, California

**Trumark
Companies**

100 Redwood Plaza Drive, Hayward, California 94622
Phone: (510) 885-0800, FAX: (510) 885-1100, www.trumark.com

CONSULTANTS:



KTGY GROUP, INC.
ARCHITECTURE PLANNING
17000 MITCHELL BOULEVARD
IRVINE, CALIFORNIA 92614
(949) 851-8100 FAX (949) 851-8104
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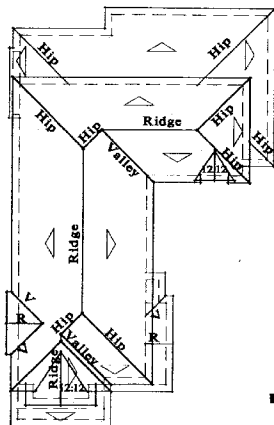
REVISION DATE(S): 6/7/2004

KTGY JOB NO. 2003-529

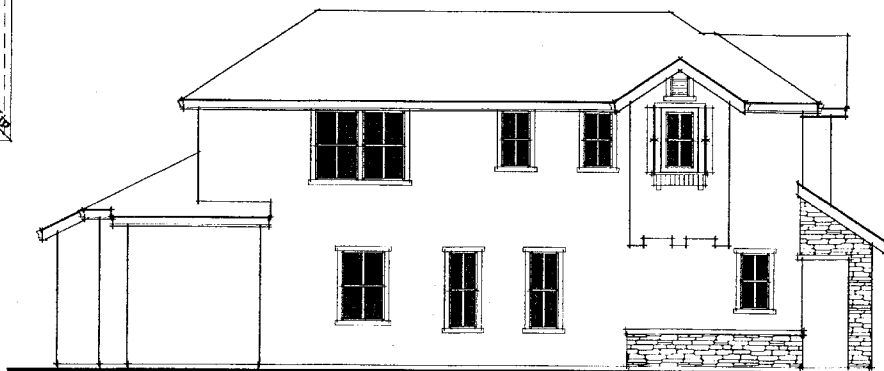
SCALE

A-23

Slope 8:12 U.N.O.



Roof Plan □ — □
 Note: No Roof Mounted Equipment.



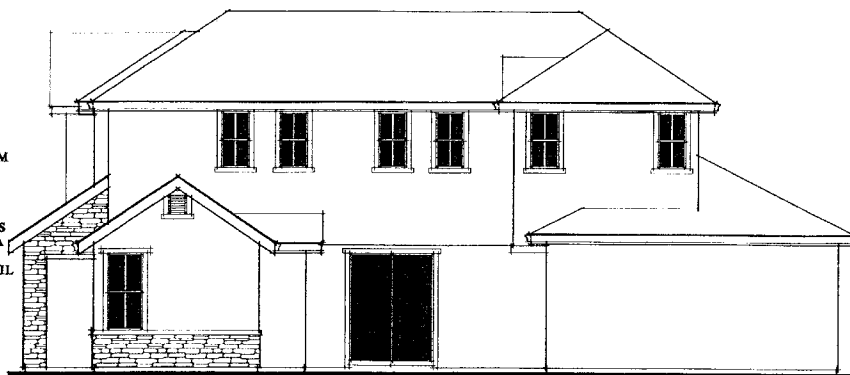
Left Elevation



Front Elevation

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 WOOD WINDOW SHELF
- 5 WOOD BRACKETS
- 6 WOOD SHUTTERS
- 7 STONE VENEER
- 8 METAL SECTIONAL GARAGE DOORS
- 9 12" OVERHANG WITH WOOD FASCIA
- 10 WOOD WINDOW SHELF
- 11 LOUVER BOARD GABLE END DETAIL



Right Elevation



Rear Elevation

Plan 4B Elevations

Hayward, California

**Trumark
Companies**

137 Middlefield Road, Suite 200, Redwood City, CA 94061
 Phone: (650) 881-8888, Fax: (650) 881-8100, www.trumark.com

CONSULTANTS:



KTGY GROUP, INC.
 ARCHITECTURE PLANNING
 17555 MITCHELL ROYCE
 IRVINE, CALIFORNIA 92614
 (949) 851-5155 FAX (949) 851-9106
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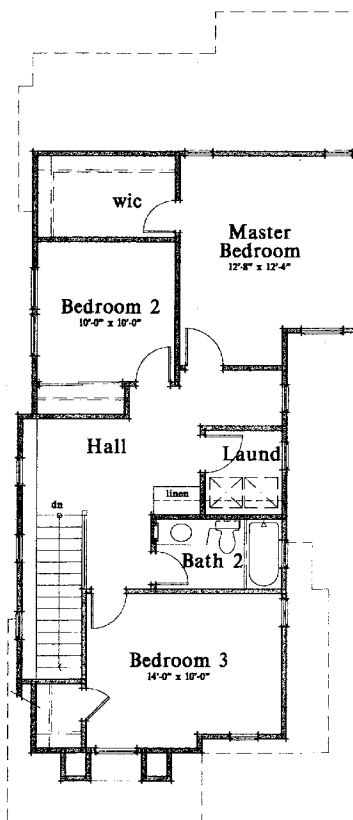
REVISION DATE(S): 6/7/2004

KTGY JOB NO. 2003-529

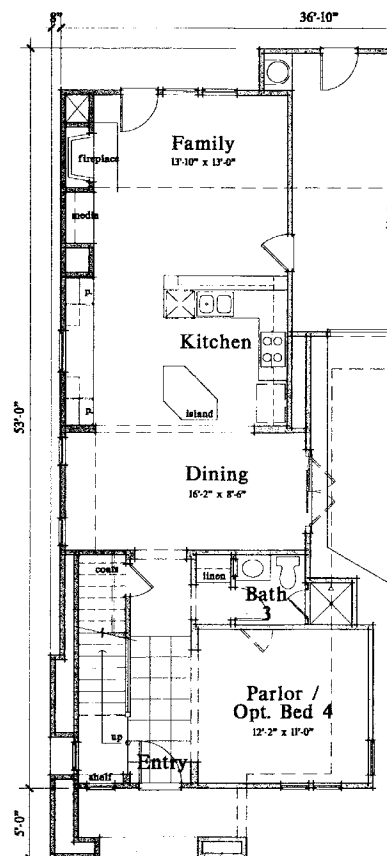
SCALE

WHITMAN VILLAGE

A-24



Plan 4B Second Floor
LOT 42



Plan 4B First Floor
LOT 42

MATERIAL LEGEND

- 1 FLAT CONCRETE TILE
- 2 STUCCO
- 3 STUCCO OVER FOAM WINDOW TRIM
- 4 WOOD WINDOW SHELF
- 5 STONE VENEER
- 6 METAL SECTIONAL GARAGE DOORS
- 7 12" OVERHANG WITH WOOD FASCIA



Plan 4B Left Elevation
LOT 42

Plan 4B Enhanced

Hayward, California

**Trumark
Companies**

400 Redwood Drive, Suite 100, Hayward, CA 94542
Phone: (925) 486-0800, FAX: (925) 486-0120, www.trumark.com

CONSULTANTS:



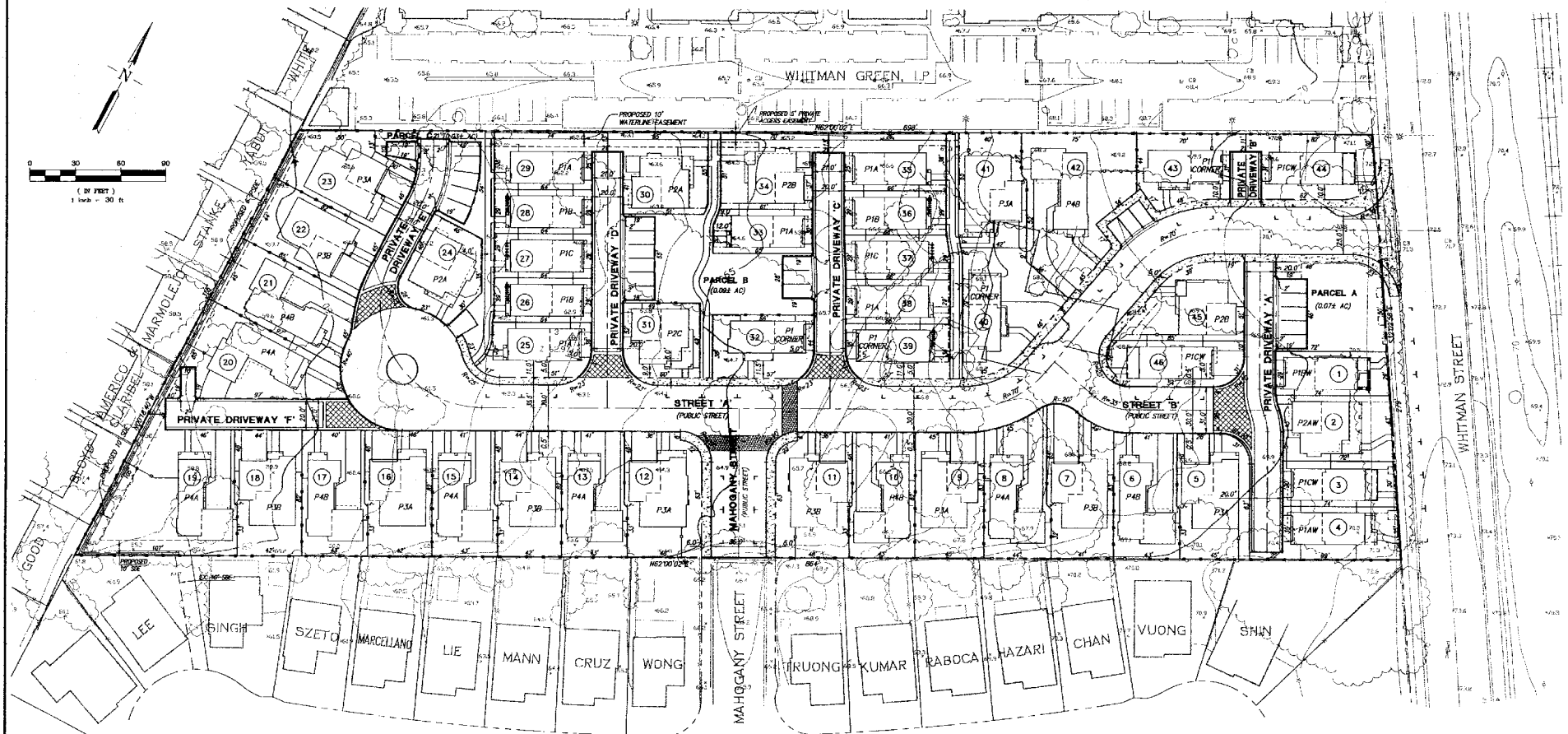
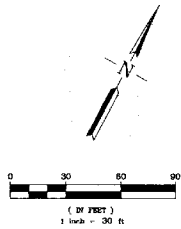
KTGY GROUP, INC.
ARCHITECTURE PLANNING
17992 BITTCELL RD
IRVINE, CALIFORNIA 92614
(949) 891-2125 FAX (949) 891-2126
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KTGY JOB NO. 2003-529

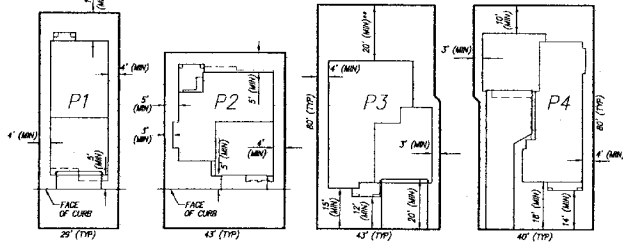
SCALE

A-25



* EXCEPT FOR LOTS 33 AND 43

** EXCEPT FOR LOT 41



TYPICAL LOT LAYOUT/SETBACKS

NOT TO SCALE

EDWIN WAY

LEGEND

- PROPOSED 20' PRIVATE SHARED DRIVEWAY AND UTILITY EASEMENT
- PROPOSED FENCE LOCATIONS (FENCES SHOWN ON THIS SHEET IS FOR REFERENCE ONLY - SEE LANDSCAPE PLANS FOR LOCATIONS AND TYPE)
- PROPOSED POCKET FENCE LOCATIONS (FENCES SHOWN ON THIS SHEET IS FOR REFERENCE ONLY - SEE LANDSCAPE PLANS FOR LOCATIONS AND TYPE)

**PRELIMINARY DEVELOPMENT PLAN
TRACT 7470 - WHITMAN VILLAGE**

CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA

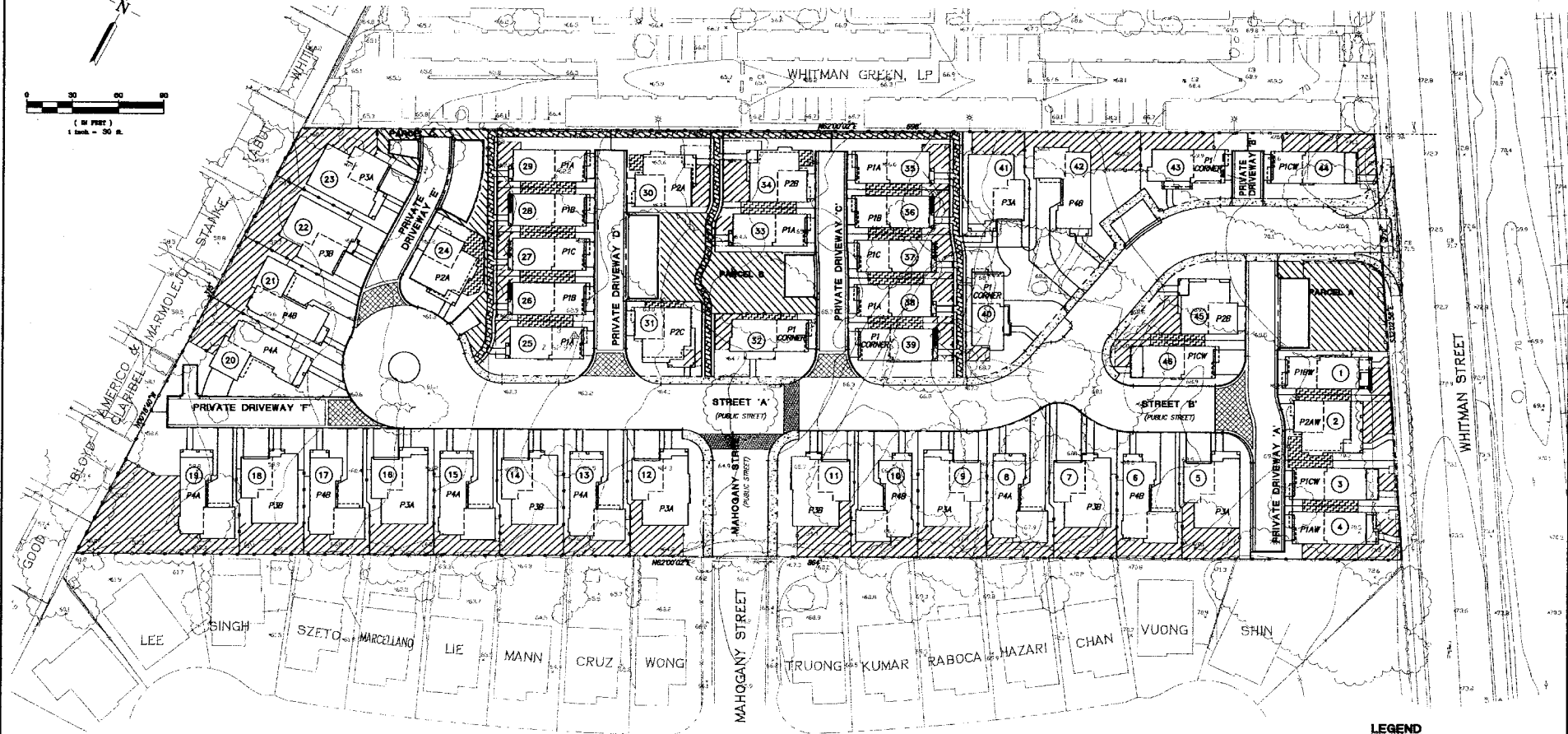
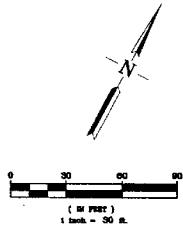
PROJECT SUMMARY

1. TOTAL UNITS	19
PLAN 1 (P1):	6
PLAN 2 (P2):	11
PLAN 3 (P3):	10
PLAN 4 (P4):	46
TOTAL:	
2. GROSS AREA:	5.06 AC
3. PUBLIC STREET AREA:	1.18 AC
4. NET AREA:	3.94 AC
5. NET DENSITY:	11.9 UNITS/ACRE
6. PRIVATE DRIVEWAYS AND COMMON AREA PARCELS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.	

Ruggeri - Jensen - Azar & Associates
4800 CHADOCK DRIVE, SUITE 200 • PLEASANTON, CA 94566
PHONE: (925) 227-9100 • FAX: (925) 227-9300

DATE: JUNE 7, 2004 JOB NO. 031053 SHEET 1 OF 2

D-1



Open Space / Private Yard Table

Private Open Space Area (SF)	Group Open Space Area (SF) (See Note 1 Below)	Private Yard Space (SF)	Public Common Walkway (SF)
28,280 +/-	8,500 +/-	4,940 +/-	3,080 +/-

Private Open Space Requirement: 350 SF/unit X 48 = 16,800 SF (28,280 SF +/-)
Group Open Space Requirement: 100 SF/unit X 48 = 4,800 SF (8,500 SF +/-)

NOTE:

1. The 2-foot vehicle overhang is not included in the Group Open Space Area calculations.

EDWIN WAY

PRIVATE OPEN / YARD SPACE TABLE FOR INDIVIDUAL LOTS

LOT NUMBER	PRIVATE OPEN / YARD SPACE (SF)	LOT NUMBER	PRIVATE OPEN / YARD SPACE (SF)	LOT NUMBER	PRIVATE OPEN / YARD SPACE (SF)	LOT NUMBER	PRIVATE OPEN / YARD SPACE (SF)
1	285	14	285	28	279	37	285
2	285	15	285	29	285	38	285
3	285	16	285	30	285	39	285
4	285	17	285	31	285	40	285
5	285	18	285	32	285	41	285
6	285	19	285	33	285	42	285
7	285	20	285	34	285	43	285
8	285	21	285	35	285	44	285
9	285	22	285	36	285	45	285
10	285	23	285				
11	285	24	285				
12	285	25	285				

LEGEND

- PRIVATE OPEN SPACE
- GROUP OPEN SPACE
- PUBLIC COMMON WALKWAY
- PRIVATE YARD SPACE

OPEN SPACE / PRIVATE YARD CALCULATIONS PLAN

TRACT 7470 - WHITMAN VILLAGE

CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA

Ruggert-Jensen
Azar & Associates

4000 CHARTER DRIVE, SUITE 200 • PLEASANTON, CA 94586
(925) 227-9100 • FAX: (925) 227-9300

DATE: JUNE 7, 2004

JOB NO. 031053

SHEET 2 OF 2

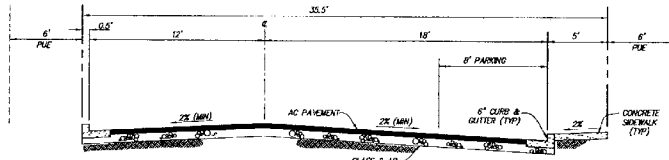
D-2

LEGEND

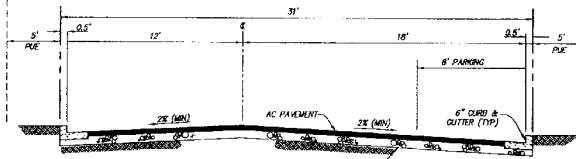
PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	
---	LOT LINE	
---	CENTER LINE	
---	RETAINING WALL	
---	EASEMENT LINE	
---	STORM DRAIN	
---	SANITARY SEWER	
---	WATER	
---	FACE OF CURB	
■	STORM WATER INLET (SWI)	□
●	DROP INLET	○
→	DIRECTION OF FLOW	→
○	MANHOLE (MH)	○
+	FIRE HYDRANT	+
+	BLOW OFF (BO)	+
+	WATER VALVE	+
+	STREET LIGHT	+
1:10	SLOPE (2:1 MAX)	1:10
1:10	CONTOUR ELEVATIONS	1:10
1:10	SPOT ELEVATION	1:10

ABBREVIATIONS

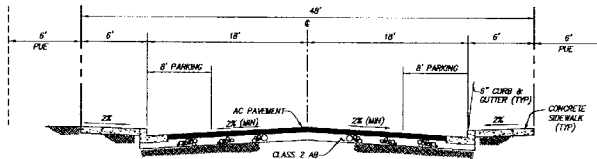
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BM	BOTTOM OF WALL
CL	CENTER LINE
CONC	CONCRETE
EX	EXISTING
EV	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
PAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RET	CURB RETURN
RW	RECYCLED WATER
TC	TOP OF CURB
TW	TOP OF WALL



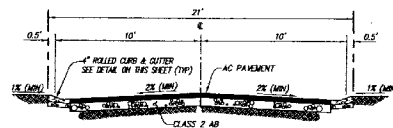
STREET A
NOT TO SCALE



STREET B
NOT TO SCALE



MAHOGANY STREET
NOT TO SCALE

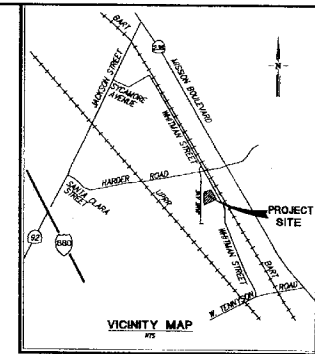


NOTE: NO PARKING SIGN SHALL BE INSTALLED AND CURB SHALL BE PAINTED RED

PRIVATE DRIVEWAYS A, B, C, D, E, F
NOT TO SCALE

VESTING TENTATIVE MAP TRACT 7470- WHITMAN VILLAGE

CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA

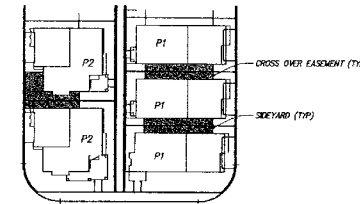


SHEET INDEX

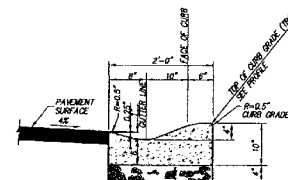
SHEET NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	PRELIMINARY GRADING PLAN
C-3	PRELIMINARY UTILITY PLAN
C-4	EXISTING TREE PLAN
C-5	PARKING PLAN

GENERAL NOTES

- OWNER: THE DONATO FAMILY PARTNERS
C/O TRUMAN COMPANIES
4105 BLACKWATER PLAZA CIRCLE, #200
DANVILLE, CA 94506
PHONE: (925) 848-8300
MR. CHRIS DANFORTH
- DEVELOPER: TRUMAN COMPANIES
4105 BLACKWATER PLAZA CIRCLE, #200
DANVILLE, CA 94506
PHONE: (925) 848-8300
MR. CHRIS DANFORTH
- CIVIL ENGINEER: RUGGER-JENSEN-AZAR & ASSOCIATES
4890 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
PHONE: (925) 227-9100
MR. EDIE SELV, RCE, 44189, EXP. 6/30/05
- PROJECT DESCRIPTION: LOT 161 AS SHOWN ON THE MAP OF TRACT 4432, FILED APRIL 9, 1979 IN BOOK 110 OF MAPS, PAGE 13, OFFICIAL RECORDS OF ALAMEDA COUNTY.
- ASSESSOR'S PARCEL NUMBER: 452-008-145
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL DEVELOPMENT
- EXISTING ZONING: AGRICULTURAL
- SITE AREA: 5.02 ACRES
- PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT
- TYPICAL MINIMUM LOT SIZE: PLAN 1: 1,800.00 SF
PLAN 2: 2,300.00 SF
PLAN 3: 2,000.00 SF
PLAN 4: 3,400.00 SF
- TOTAL NUMBER OF PROPOSED UNITS: 46
- BENCHMARK: OPUS MONUMENT PLATE ON WHITMAN STREET NEAR 15 JUST NORTHERLY FROM THE INTERSECTION OF WHITMAN AND PLEASANTON ELEV. = 73.609
- UTILITIES:
a. WATER: CITY OF HAYWARD
b. SANITARY SEWER: CITY OF HAYWARD
c. STORM DRAIN: CITY OF HAYWARD
d. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
e. TELEPHONE: SBC
f. CABLE TV: COMCAST CABLE
g. FIRE PROTECTION: CITY OF HAYWARD
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY AGRO-GEODETIC CORP., DATED JULY 2003.
- THIS PROPERTY LIES WITHIN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 050501 DTD C, DATED SEPTEMBER 16, 2000.
- ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF CITY OF HAYWARD.
- BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY OF THE PROPERTY.



TYPICAL SIDERYARD DETAIL
NOT TO SCALE



4' ROLLED CURB AND GUTTER DETAIL
NOT TO SCALE

Rugger-Jensen-Azar & Associates
4890 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94588
PHONE: (925) 227-9100 • FAX: (925) 227-9300

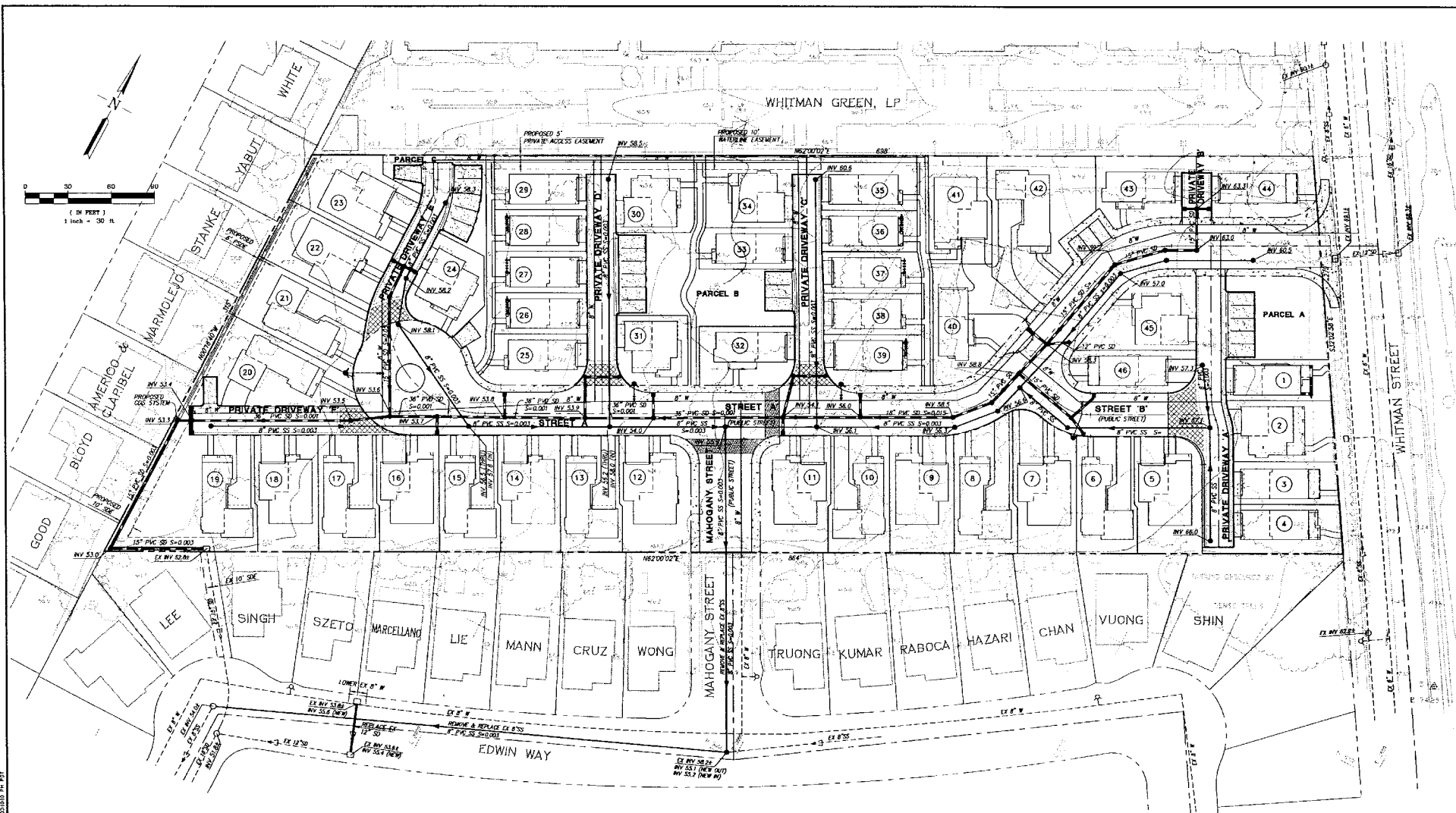
C-1

PRELIMINARY UTILITY PLAN
 VESTING TENTATIVE MAP
 TRACT 7470 - WHITMAN VILLAGE

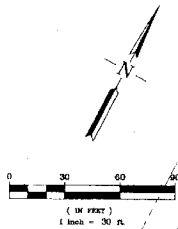
CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA

Ruggeri -
 Jensen -
 Azar & Associates
 4030 CHANDLER DRIVE, SUITE 200 • HAYWARD, CA 94588
 PHONE: (925) 227-9100 • FAX: (925) 227-9300

C-3



(IN FEET)
 1 inch = 30 ft



LEGEND:

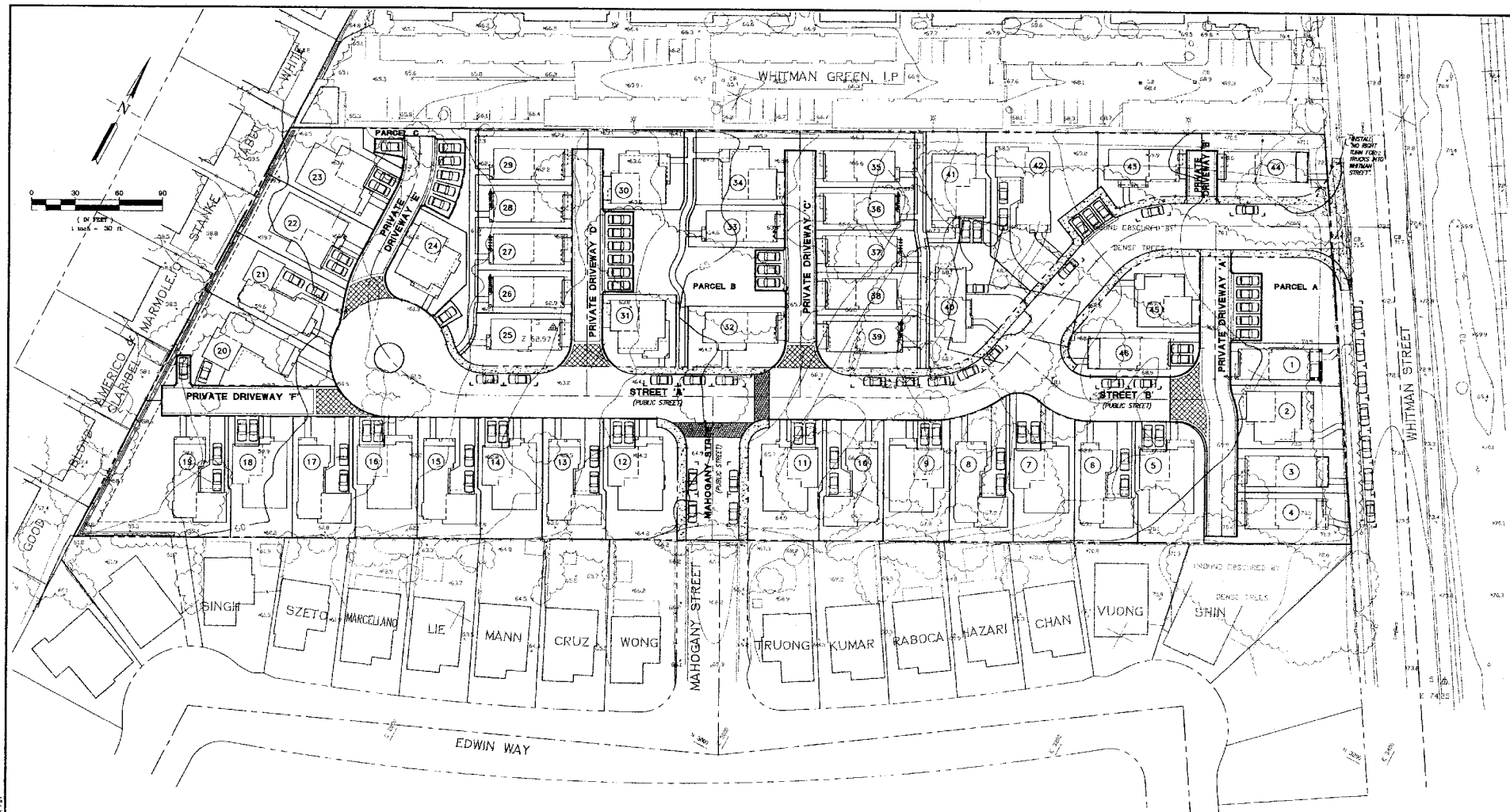
- 12 TREE NUMBER
- RED 36" EXISTING TREE TO REMAIN
- ✕ RED 16" EXISTING TREE TO BE REMOVED
- RED 16" EXISTING TREE TO BE RELOCATED
- 12 RELOCATED TREE WITH NUMBER
(ALSO REFER TO LANDSCAPE PLAN SHEET L-1)

EXISTING TREE PLAN
VESTING TENTATIVE MAP
TRACT 7470- WHITMAN VILLAGE
 CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA

Ruggeri - Jensen - Jazar & Associates
 4090 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94586
 PHONE: (925) 227-8100 • FAX: (925) 227-9300

DATE: JUNE 7, 2004 JOB NO. 031053 SHEET 4 OF 5

C-4



PRELIMINARY PARKING PLAN
VESTING TENTATIVE MAP
TRACT 7470- WHITMAN VILLAGE

CITY OF HAYWARD, COUNTY OF ALAMEDA, CALIFORNIA

NOTES:

1. ALL PERPENDICULAR PARKING SPACES ARE 9' X 16'-1/2"
- ALL PARALLEL PARKING SPACES ARE 8' X 23'.

PARKING SUMMARY

1. GARAGE PARKING:	92
2. DRIVEWAY PARKING:	44
3. ON-STREET PARKING:	44
4. WHITMAN STREET PARKING:	7
TOTAL =	187
PARKING RATIO = 4.1 TO 1	

Ruggeri - Jensen - Azar & Associates
 4690 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94588
 PHONE: (925) 227-9100 • FAX: (925) 227-9300

DATE: JUNE 7, 2004

JOB NO. 03105.3

SHEET 5 OF 5

C-5